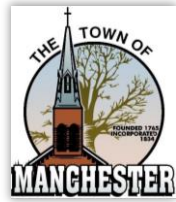


June 2023



# PLANNING ANNUAL REPORT 2022



Carroll County  
Department of Planning

This 2022 Planning Annual Report was submitted by the Carroll County Planning & Zoning Commission in accordance with the Md. LAND USE Code Ann. § 1-207 (Annual Report-In general) and § 1-208 (Annual Report-Measures and Indicators).

**ACCESSIBILITY NOTICE:** The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.

Janice R. Kirkner, Chair  
Michael Kane, Vice Chair  
Peter Lester  
Matthew Hoff  
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Ralph Robertson  
Richard J. Soisson, Alternate  
Tom Gordon, III, Ex-officio  
Christopher Heyn, P.E., Secretary



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## 2022 Planning Annual Report

June 20, 2023

The Carroll County Planning and Zoning hereby Certifies and Adopts the *2022 Planning Annual Report* as it pertains to the County in accordance with the Land Use Article § 1-207 of the Annotated Code of Maryland.

A handwritten signature in black ink that reads "Janice R. Kirkner".

6-20-2023

Janice R. Kirkner, Chair  
Carroll County Planning and Zoning Commission

A handwritten signature in blue ink that reads "Christopher Heyn".

Christopher Heyn, P.E. Secretary  
Carroll County Planning and Zoning Commission

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# Acknowledgements

## County Staff

### *Carroll County Department of Planning:*

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Michael Roberts, GIS Analyst III

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## Municipal Staff

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Jim Roark, Assistant Zoning Administrator

### *Town of Manchester:*

Michelle Wilder, Zoning Administrator

### *Town of Mount Airy:*

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### *Town of New Windsor:*

Gary P. Dye, Jr., Town Manager  
Dana Mangus, Clerk/Treasurer

### *Town of Sykesville:*

Joe Cosentini, Town Manager  
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Kevin Rubenstein, Town Planner

### *City of Taneytown:*

Jim Wieprecht, City Manager  
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### *Town of Union Bridge:*

Dawn Metcalf, Town Clerk  
Ned Cushman, Town Consultant

### *City of Westminster:*

Mark Depo, Director of Community Planning & Development  
Andrea Gerhard, Comprehensive Planner

## Introduction

Among the many responsibilities of a planning commission is the preparation of an annual report that catalogs development and planning information for the previous calendar year. The annual report is required under the Land Use Article (§1-207 and §1-208) of the Annotated Code of Maryland.

Through a series of tables and maps, each annual report describes the type, location, and stage of development that occurred during the previous calendar year. The information reported includes changes that have occurred as a result of subdivision and development activity, as well as changes that may occur in the future due to revisions to comprehensive plans, zoning maps, codes, or state and federal regulations.

Based on the Land Use Article, development and other development-related activity are to be consistent with the adopted plans of the jurisdiction and should implement the state Planning Visions.

The annual report also contains a local land use goal and data on specific “measures and indicators.” Measures and indicators include data on the amount, share, and density of growth inside and outside of Priority Funding Areas (PFAs). They are meant to provide a way of tracking progress towards meeting the state and local land use goals. More information on this requirement can be found in the Measures and Indicators section of this annual report.

The Carroll County Planning and Zoning Commission provides this report on behalf of the County, as well as the eight Municipalities.

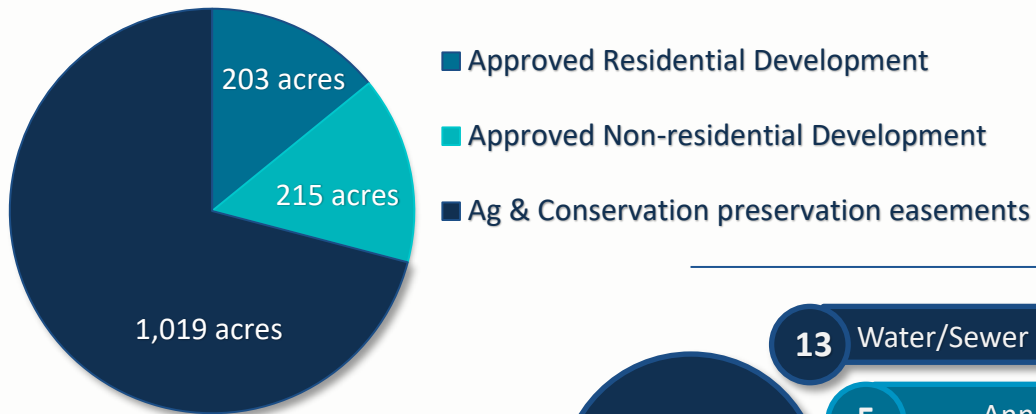
The Municipalities provide the County with the planning and development-related data to be included in the report.

The Land Use Article requires the Planning Commission to “prepare, adopt, and file an annual report, on or before July 1 of each year for the previous calendar year, with the local legislative body.”

The annual report is posted on the Carroll County Carroll County Department of Planning website. Copies are also provided to the Maryland Carroll County Department of Planning.



2022 Approved Development and Preservation Acreage



Amendments

13 Water/Sewer Amendments

5 Annexations

4 Rezoning

19 Text Amendments

Construction

523 Dwelling Units Added

55 Non-residential Units Added

4 Non-residential Lots Recorded

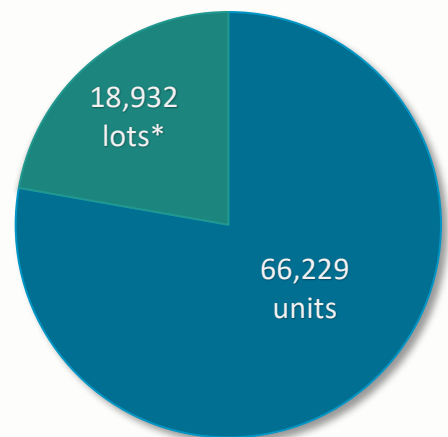
47 Residential Lots Recorded

418 Building Permits Issued

578 Use & Occupancy Certificates

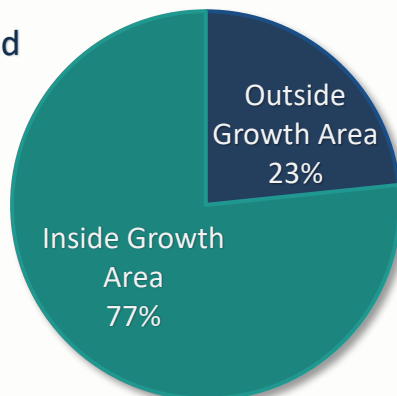
Potential Residential Development

- Existing residential units
- Potential residential lots



\*Assumes 1 unit per lot

New Residential and Non-Residential Construction



# Amendments & Growth-Related Changes in Development Patterns

## *New Plans Adopted & Plan Amendments Adopted*

### Carroll County Water & Sewer Master Plan

There were several amendments to the Carroll County Water and Sewer Master Plan that became effective in 2022 as part of the Fall 2021 and Spring 2022 Amendment Cycles. These amendments pertained to the Town of Manchester, City of Westminster, Town of Hampstead, Town of Union Bridge, and the Freedom Area.

On December 16, 2021, the Board of County Commissioners adopted the Fall 2021 Amendment Cycle to the *2019 Carroll County Master Water and Sewer Plan (Resolution No. 1130-2021)*. The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on February 7, 2022, for the Fall 2021 cycle.

On July 28, 2022, the Board of County Commissioners adopted the Spring 2022 Amendment Cycle to the *2019 Carroll County Master Water and Sewer Plan (Resolution No. 1150-2022)*. The amendments became effective when final approval was received from the Maryland Department of the Environment (MDE) on October 7, 2022, for the Spring 2022 cycle.

#### **Water**

##### ***Fall 2021***

##### **Town of Manchester:**

1. Removed the portion of Three Russells LLC, 0 Locust Lane, property (Acct. ID 0706053165) within the Town limits from the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing the property in Long Range. Shown in Map 1 on page 5.
2. Removed the Thomas Tree Farm, 3501 Hanover Pike, (Acct ID 0706017444) from the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing the property in Long Range/No Planned Service. Shown in Map 1 on page 5.
3. Added Woodhaven Building and Development properties (formerly Lippy and Old Towne) (Acct. ID 0706010547) demand for 32 lots to the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing these properties in Priority. Shown in Map 1 on page 5.
4. Added portions of PV Manchester LLC (Patriots Overlook) (Acct IDs 0706069592 & 0706069606) to the Projected Water Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing them into Priority. Shown in Map 1 on page 5.

##### **City of Westminster:**

Removed the Clifford A. Dull property (Acct. ID 0707001223) from the Existing Service Area (W-1) and placed in No Planned Service of the Westminster Water Service Area Map. Removed 7,285 GPD (based on a BLI of 31 units x 235 GPD/unit) from Priority Planning in the Projected Water Supply Demands and Projected Capacity table. Shown in Map 2 on page 6.

# Amendments & Growth-Related Changes in Development Patterns

## *Spring 2022*

### **Town of Union Bridge:**

Moved 526 Green Valley Rd and 536 Green Valley Rd from Long Range Planning (W-6) for water to the Existing Service Area (W-1) on the Union Bridge Water Service Area Map. Shown in Map 3 on page 7.

## **Sewer**

## *Fall 2021*

### **Freedom Area:**

Added 5715 Meyerfield Court to the Freedom Sewer Service Area map for Priority Service (S-3). Also added 250 gpd to Priority Planning for residential demand to accommodate this lot. Shown in Map 4 on page 8.

### **Town of Manchester:**

1. Removed the portion of Three Russells LLC, 0 Locust Lane, property (Acct. ID 0706053165) within the Town limits from the Projected Sewer Supply Demands and Planned Capacity table and updated the Manchester Sewer Service Area map, placing the property in Long Range. Shown in Map 5 on page 9.
2. Added both Woodhaven Building and Development properties (formerly Lippy and Old Towne) (Acct. ID 0706010547) demand for 32 lots to Priority and moved demand for 8 lots from Future to Priority in the Projected Sewer Supply Demands and Planned Capacity table & updated the Manchester Water Service Area map, placing these properties in Priority. Shown in Map 5 on page 9.
3. Added portions of PV Manchester LLC (Patriots Overlook) (Acct IDs 0706069592 & 0706069606) demand for 11 lots to Priority and moved demand for 26 lots from Future to Priority in the Projected Sewer Supply Demands and Planned Capacity table & updated the Manchester Sewer Service Area map, placing them in Priority. Shown in Map 5 on page 9.

## *Spring 2022*

### **Town of Hampstead:**

1. Moved 17,200 gpd demand for the Industrial Development Authority (IDA) properties to Priority Planning from Future Planning for other demand to accommodate the balance of sewer not covered by demand of the Trenton Mill Farms Partnership property moving to Future Planning. Shown in Map 6 on page 10.
2. Updated the Hampstead Sewer Service Area map, moving portions of the IDA properties from Future Service to Priority Service, and moved the Trenton Mill Farm Partnership property from Priority Service to Future Service as requested by the Town of Hampstead. Shown in Map 6 on page 10.

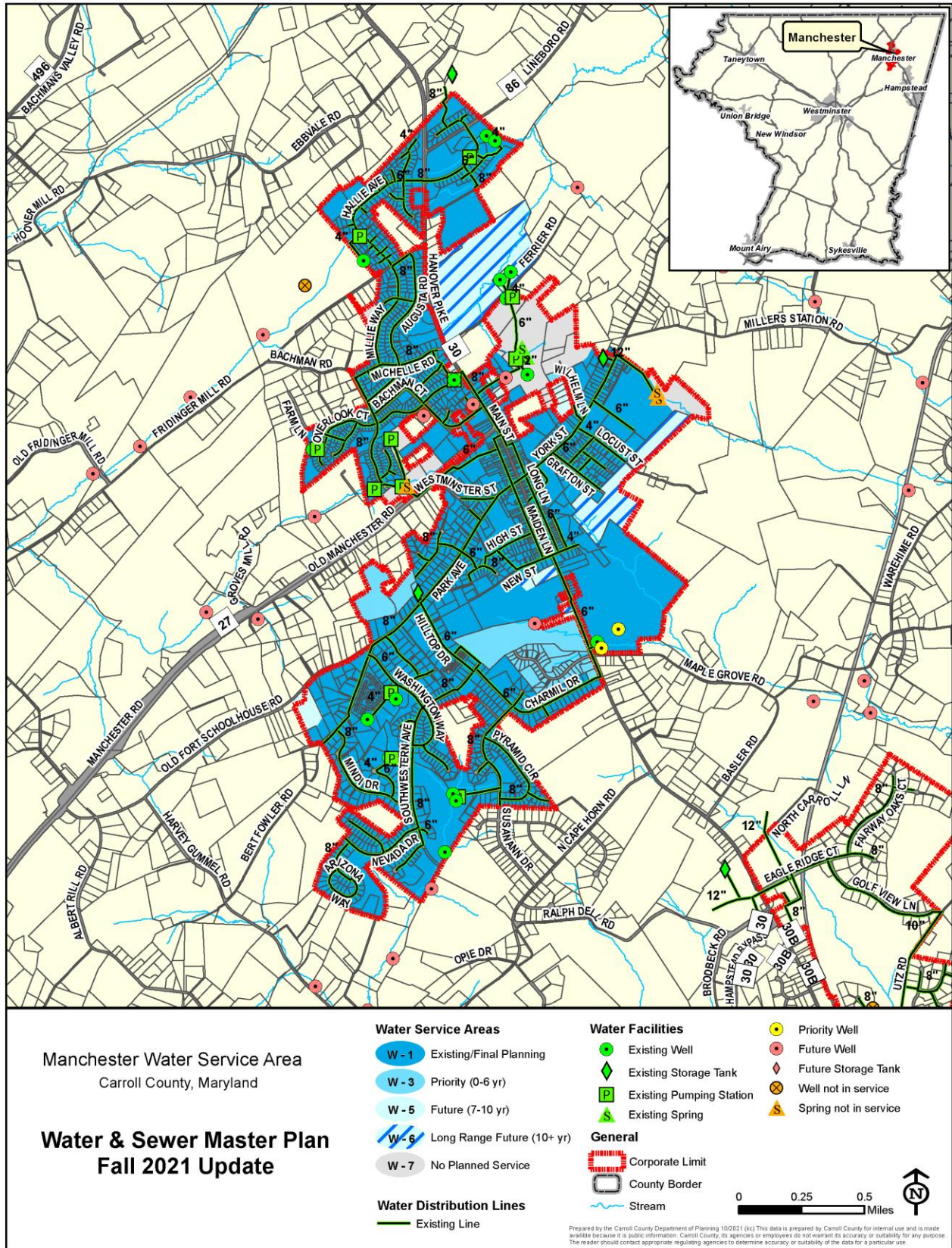
### **Town of Union Bridge:**

Moved 526 Green Valley Rd and 536 Green Valley Rd from Long Range Planning (S-6) for sewer to the Existing Service Area (S-1) on the Union Bridge Sewer Service Area Map. Shown in Map 7 on page 11.



# Amendments & Growth-Related Changes in Development Patterns

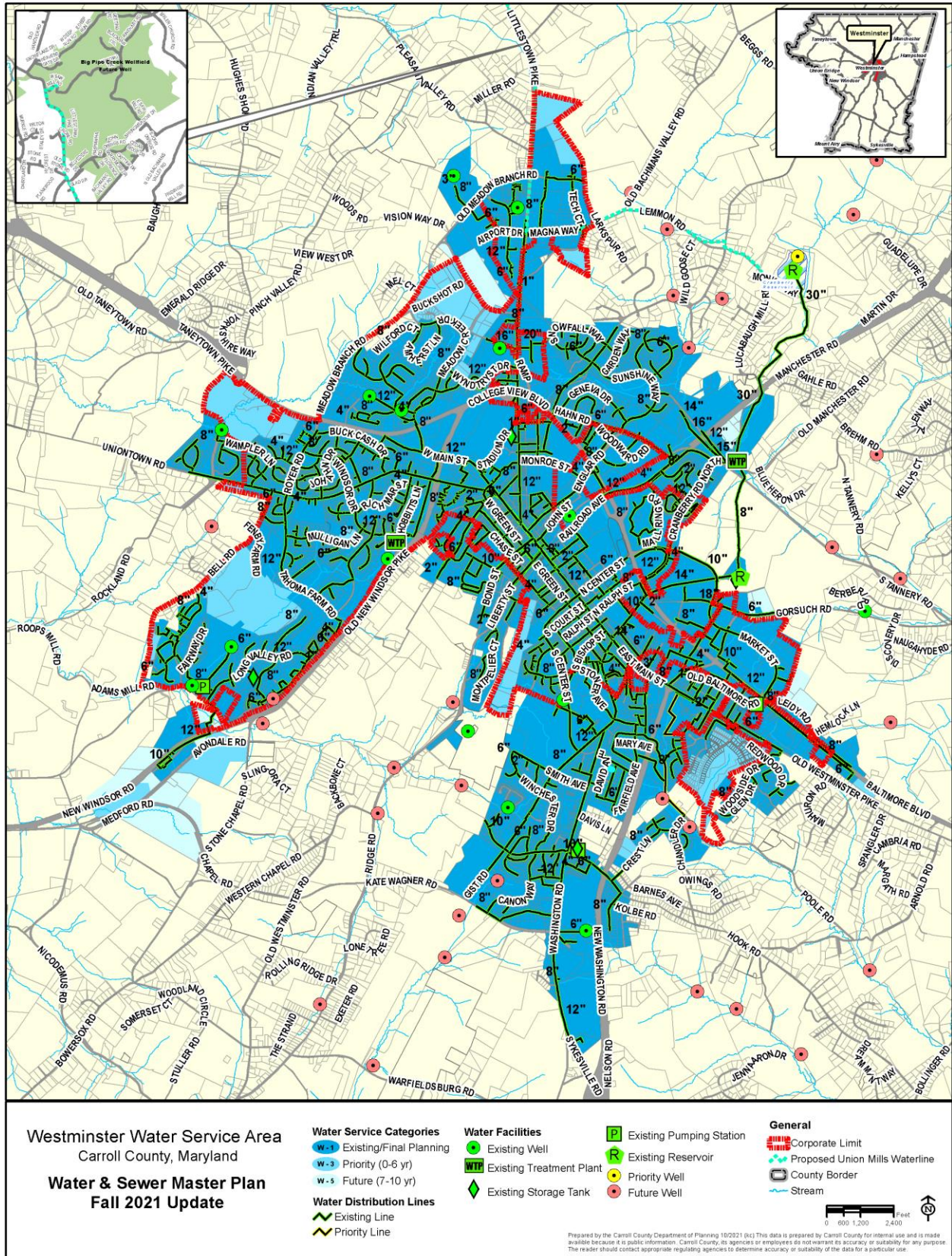
## Map 1: Town of Manchester Water Service Area





# Amendments & Growth-Related Changes in Development Patterns

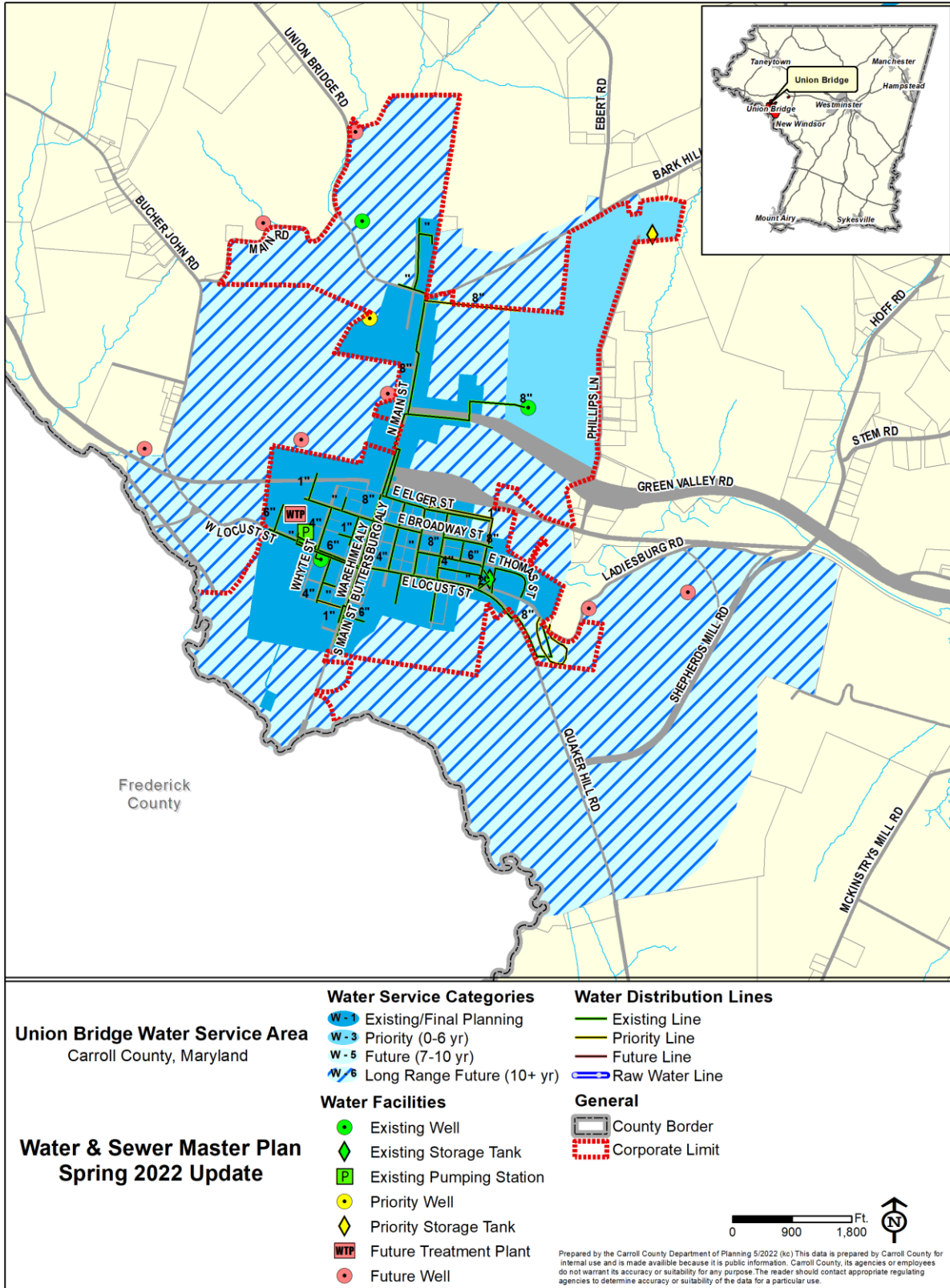
## Map 2: City of Westminster Water Service Area





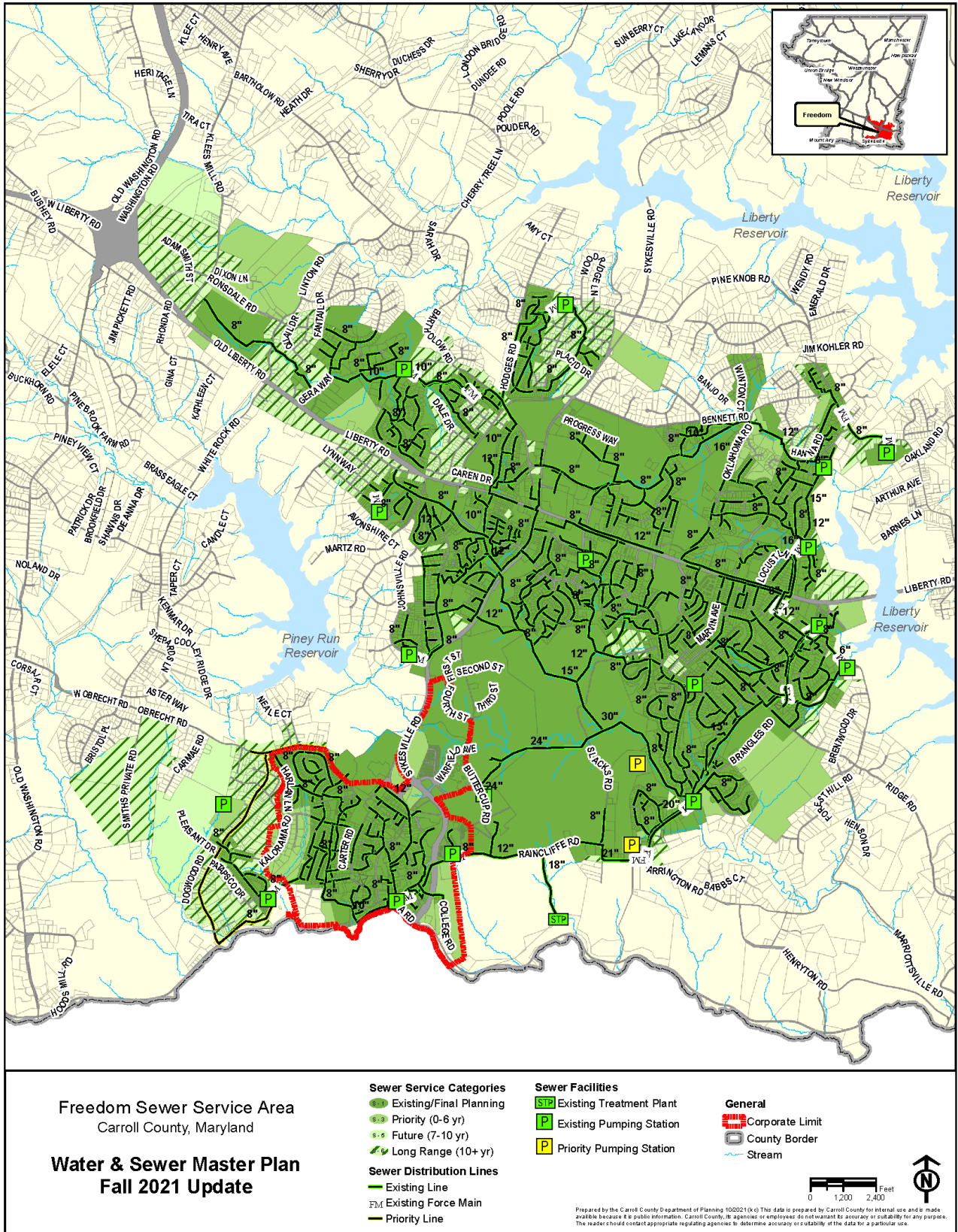
# Amendments & Growth-Related Changes in Development Patterns

## Map 3: Town of Union Bridge Water Service Area



# Amendments & Growth-Related Changes in Development Patterns

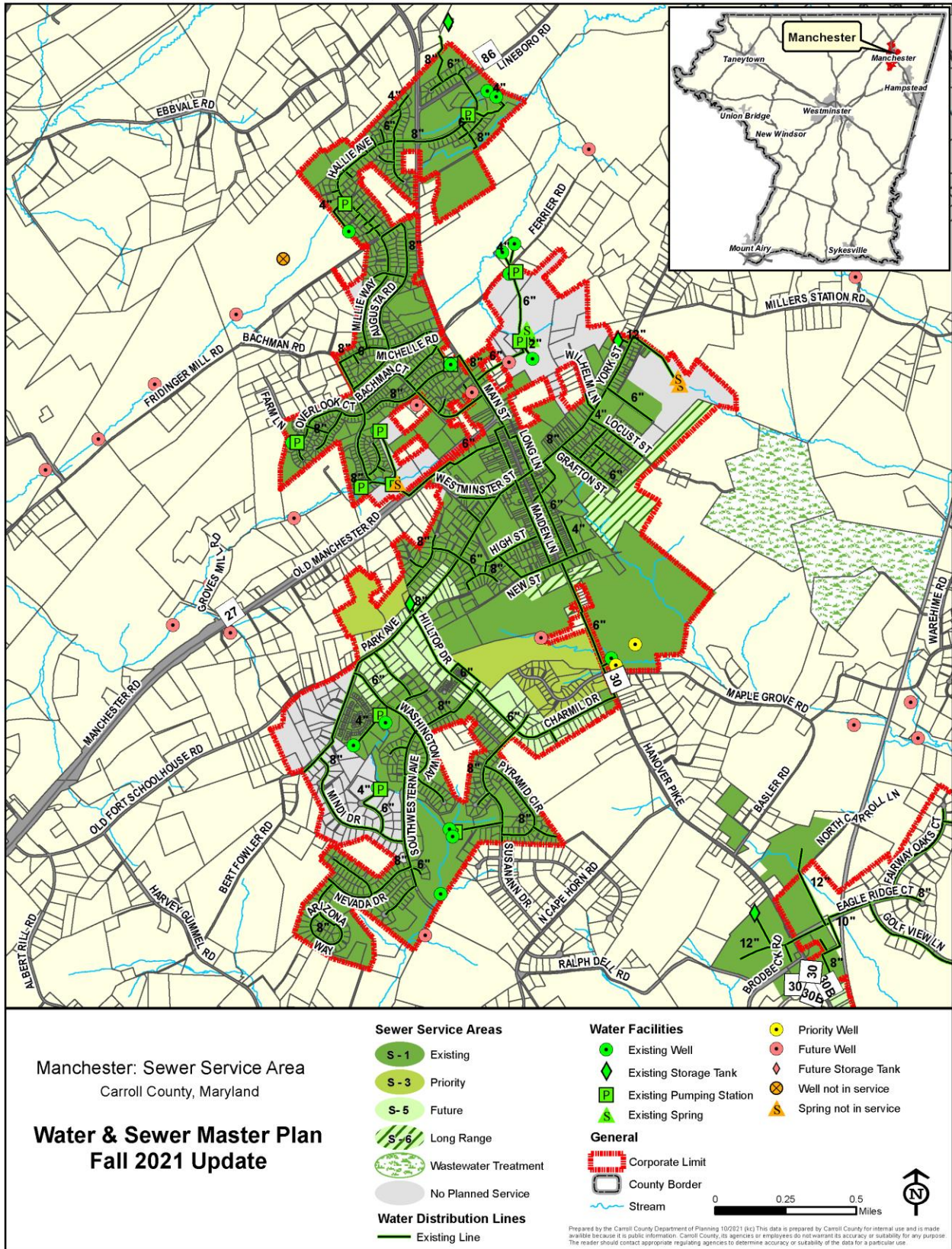
## Map 4: Freedom Area Sewer Service Area





# Amendments & Growth-Related Changes in Development Patterns

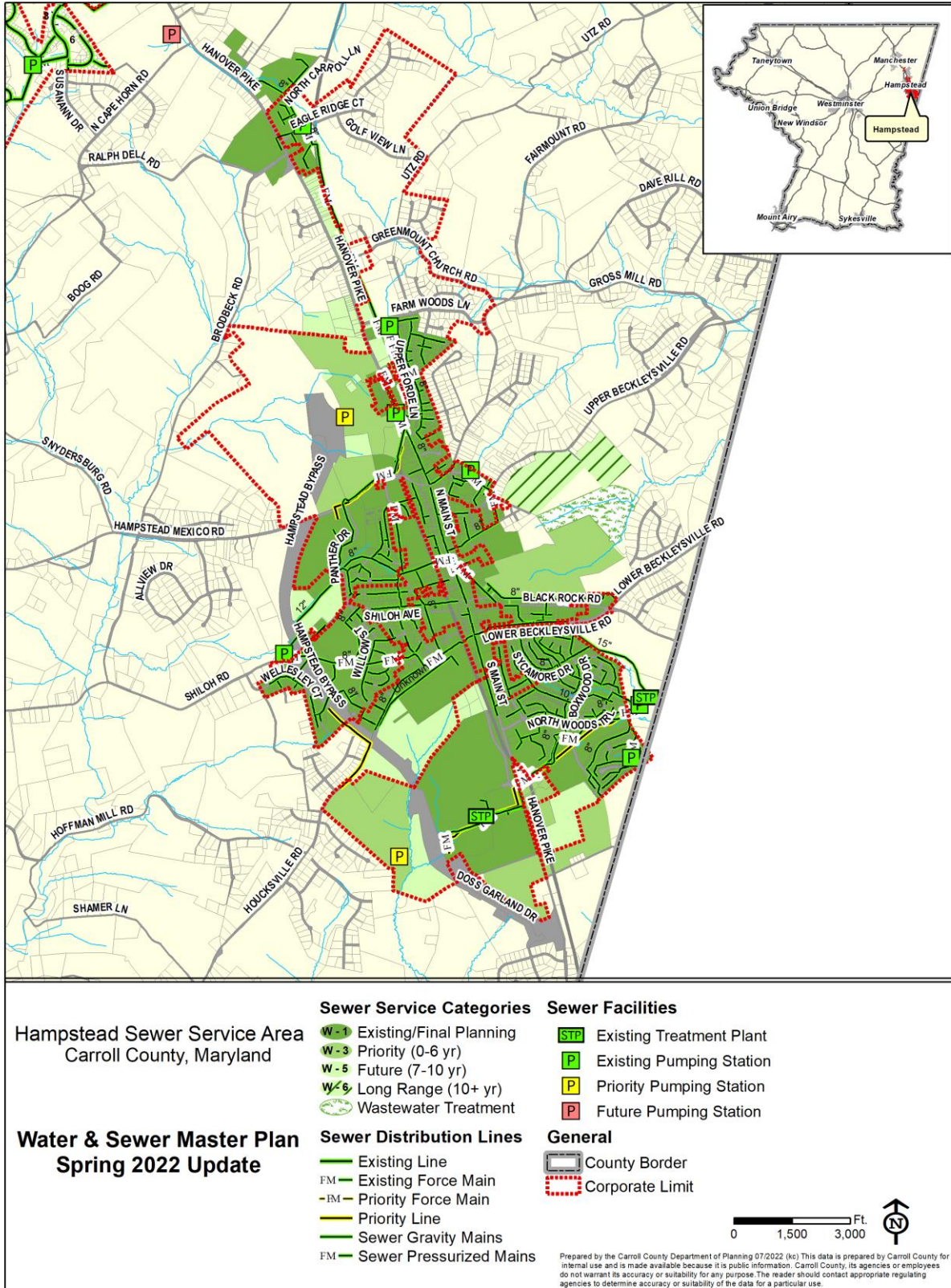
## Map 5: Town of Manchester Sewer Service Area





# Amendments & Growth-Related Changes in Development Patterns

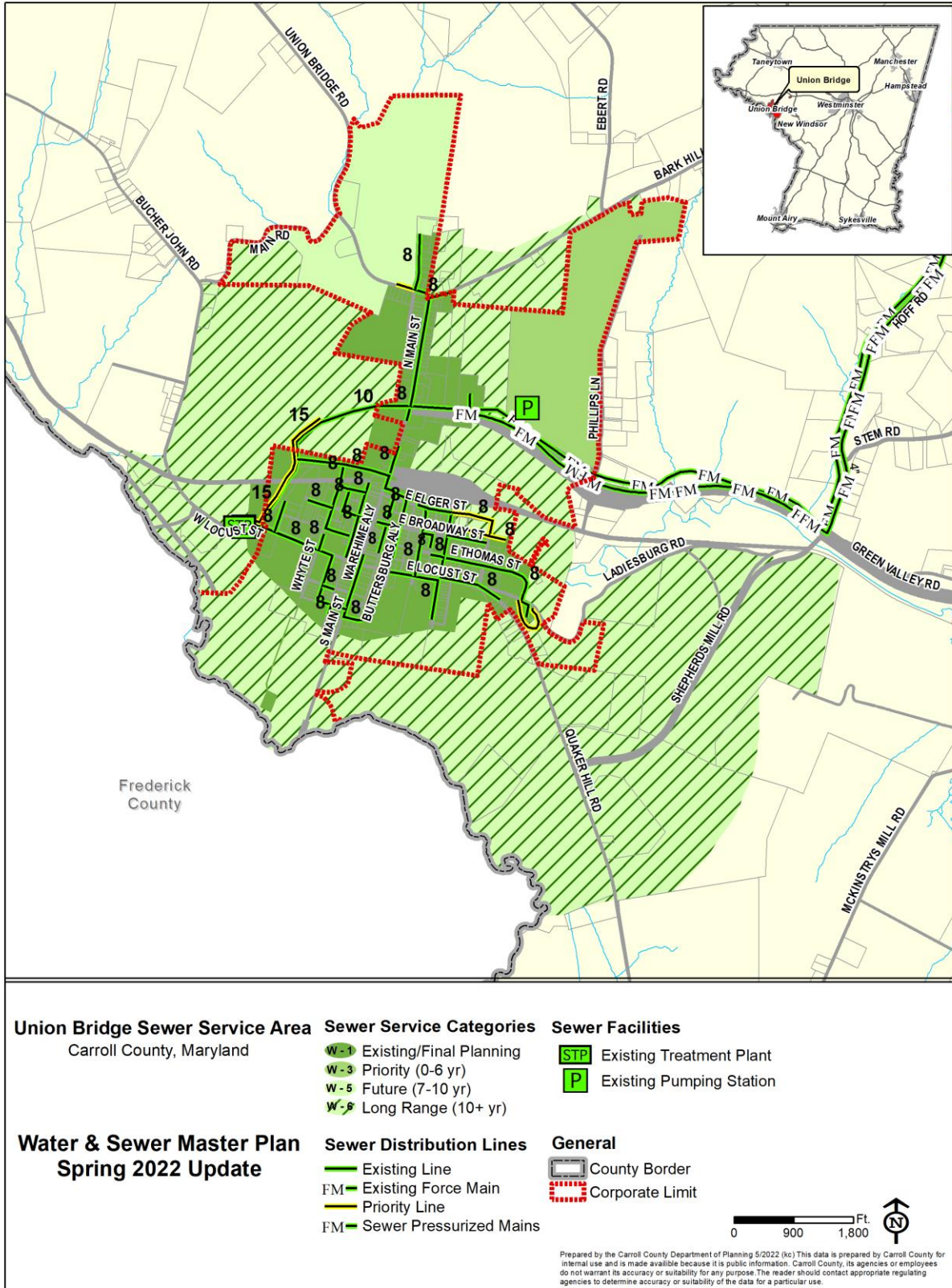
## Map 6: Town of Hampstead Sewer Service Area





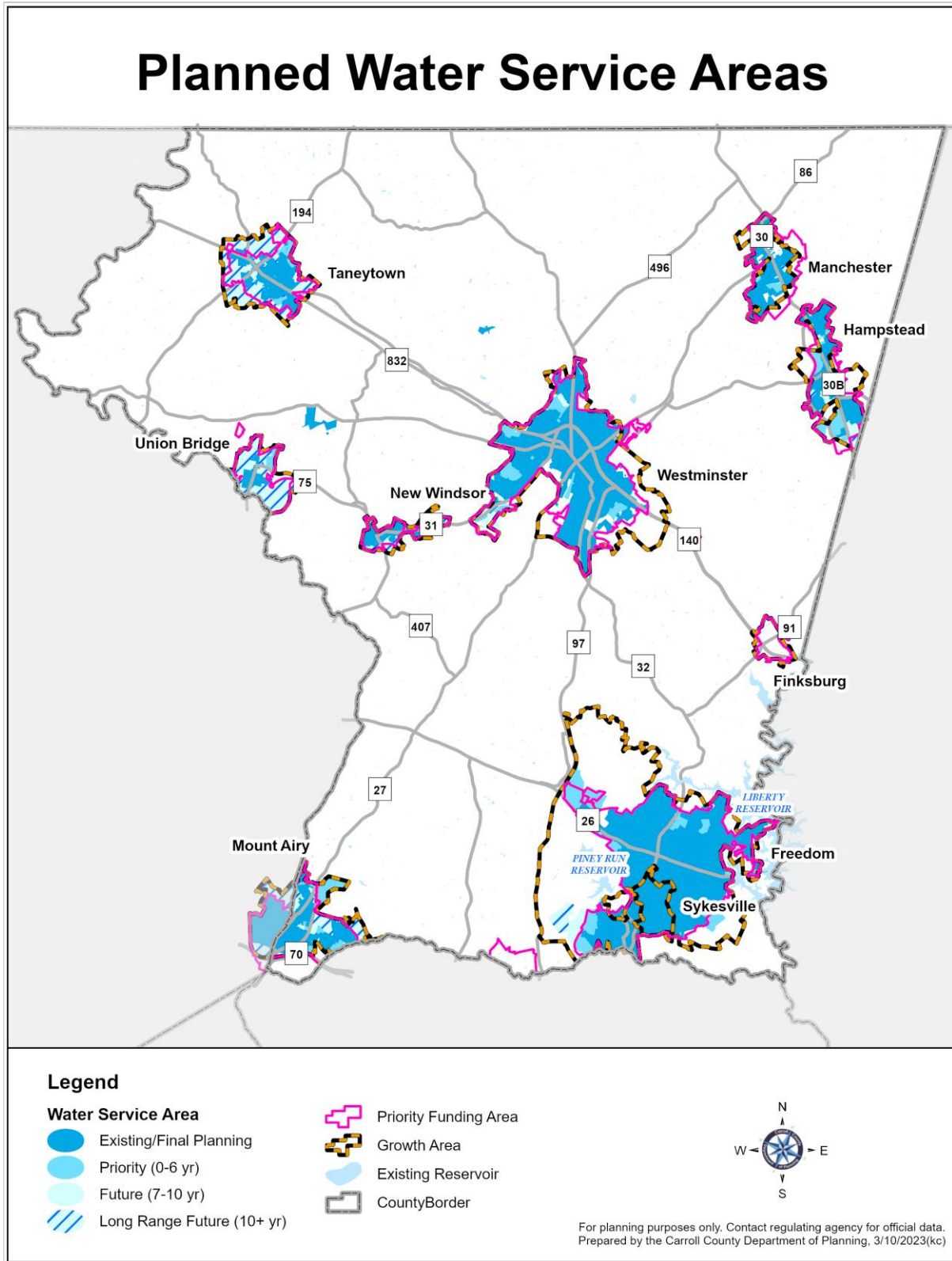
# Amendments & Growth-Related Changes in Development Patterns

## Map 7: Town of Union Bridge Sewer Service Area



# Amendments & Growth-Related Changes in Development Patterns

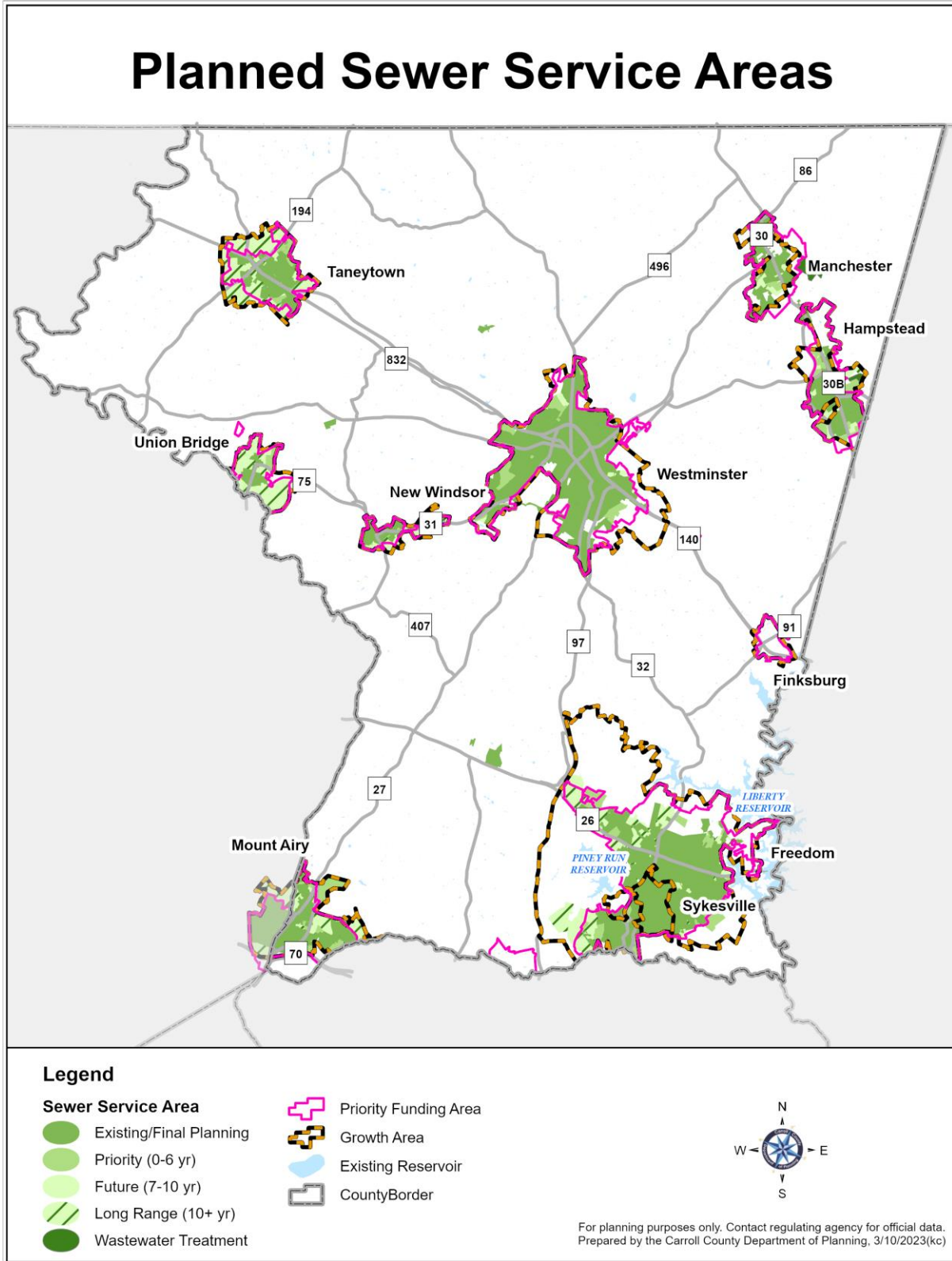
## Map 8: 2022 Countywide Water Master Plan





# Amendments & Growth-Related Changes in Development Patterns

## Map 9: 2022 Countywide Sewer Master Plan



# Amendments & Growth-Related Changes in Development Patterns

## Subdivisions and Site Plans Approved

### County Subdivisions and Site Plans Approved

The following Tables 1 and 2 list all new subdivisions and site plans in the County that received final approval during calendar year 2022. Map 10 on Page 18 shows the location of these subdivisions and site plans. During 2022, 25 plans were approved in the unincorporated parts of the County, involving a gross total of roughly 381.77 acres. The tables also include residential and commercial site plans and subdivisions that were amended or expanded.

#### Residential

Table 1 - County Residential Site Plans and Subdivisions						
2022						
Location # (Map 10)	Name	New Lots	Units	Acres	Zoning	Election District
1	Gamber Overlook	3	3	30.048	Conservation	4
2	High View Estates, Resubdivision of Lot 2A	1	1	9.638	Agricultural/Conservation	13
3	Jeff's Domain	1	2	6.261	Agricultural	3
4	Lake Hills, Section 3	1	1	5.03	Conservation	5
5	Mechalske Overlook	1	0	10.121	Agricultural	9
6	Nells Acres, Section 2	0	129	25.97	R-40,000	5
7	Schalk Ridge 2	1	1	20.026	Agricultural	6
8	Smith Acres	1	1	1.651	Agricultural	11
9	Smithburger Property	2	2	32.82	Agricultural	7, 11
10	Sun Valley Section 3	7	7	12.39	R-40,000	9
11	Walnut Ridge 8	6	6	15.05	R-20,000	7
12	Walter's Acres	3	4	30.683	Conservation	5
<b>27 Lots/157 units/199.688 Acres</b>						

Source: Carroll County Bureau of Development Review; Carroll County Department of Planning

# Amendments & Growth-Related Changes in Development Patterns

## Non-Residential

Table 2 – County Non-residential Site Plans and Subdivisions 2022					
Location # (Map 10)	Name	Type	Acres	Zoning	Election District
13	Austin City Limits, South Carroll Gateway Industrial Park, Lot 4	Industrial	3.49	I-2 Industrial Heavy	14
14	Buttercup Road Property	Commercial	11.483	I-2 Industrial Heavy	5
15	Carroll County Farm Museum Pavilion	Public	117.71	Conservation	7
16	Carroll Station III	Commercial	0.562	C-2 - Commercial Medium Intensity	5
17	Central Maryland Service & Distribution Center, Lot 1, Amended	Commercial	3.81	I-1 Light Industrial	14
18	Dede World Business Center	Commercial	5.447	C-2 - Commercial Medium Intensity	4
19	Eldersburg Plaza, Resubdivision of Tract 1	Commercial	6.061	C-2 - Commercial Medium Intensity	5
20	EMH Environmental	Commercial	3.94	C-2 - Commercial Medium Intensity	14
21	Fairhaven Main Entry & Commons Renovations	Commercial	1.08	R-10,000 Residential	5
22	Greater Baltimore Temple, 2 <sup>nd</sup> Amended	Religious establishment	5.518	R-40,000 Residential	4
23	Long Reach Farm, Lot 20	Commercial/Residential	6.58	C-2 - Commercial Medium Intensity	14
24	Wakefield Solar Facility	Industrial	8.69	I-2 Industrial Heavy	11
25	Westminster Lawn Service	Commercial	7.711	Agricultural	6
<b>182.082 Acres</b>					

Source: Carroll County Bureau of Development Review; Carroll County Department of Planning

# Amendments & Growth-Related Changes in Development Patterns

## Municipal Subdivisions and Site Plans Approved

Tables 3 and 4 list all new subdivisions and site plans in the Municipalities that received final approval during the calendar year of 2022. The locations of these subdivisions and site plans are also shown on Map 10. During 2022, a total of 17 substantive plans were approved in the Municipalities, covering approximately 36.1142 acres.

### Residential

Table 3 – Municipal Residential Site Plans and Subdivisions						
2022						
Location # (Map 10)	Name	Lots	Units	Acres	Zone	Municipality
26	Frederick Street Commons	1	0	.5243	Downtown Business	Taneytown
27	Lot Five, Section Two, Pine Knoll Development	2	1	2.492	R-10,000	Westminster
<b>3 Lots/ 1 Unit / 3.0163 Acres</b>						

Source: City of Westminster, City of Taneytown, Carroll County Bureau of Development Review

### Non-Residential

Table 4 – Municipal Non-residential Site Plans and Subdivisions					
2022					
Location # (Map 10)	Name	Type	Acres	Zoning	Municipality
28	Shiny Shell Carwash	Commercial Carwash	1.15	Community Commercial	Mount Airy
29	Twin Arch Business Park, Section 2, Lot 20	Flex Industrial building	1.70	Industrial	Mount Airy
30	Twin Arch Industrial Subdivision, Ph#2, Lot 7	Mini Storage	2.33	Industrial	Mount Airy
31	Twin Ridge Professional Park, Section 2, Lot 18A	Flex Industrial buildings	3.42	Industrial	Mount Airy
32	Amended Site Plan for Stone House restaurant- 7591 College Ave	ADA access ramp relocation	3.157	Business- Local	Sykesville
33	Sykesville Station Addition- 7618 Main St	Kitchen Addition	0.09	Business- Local	Sykesville

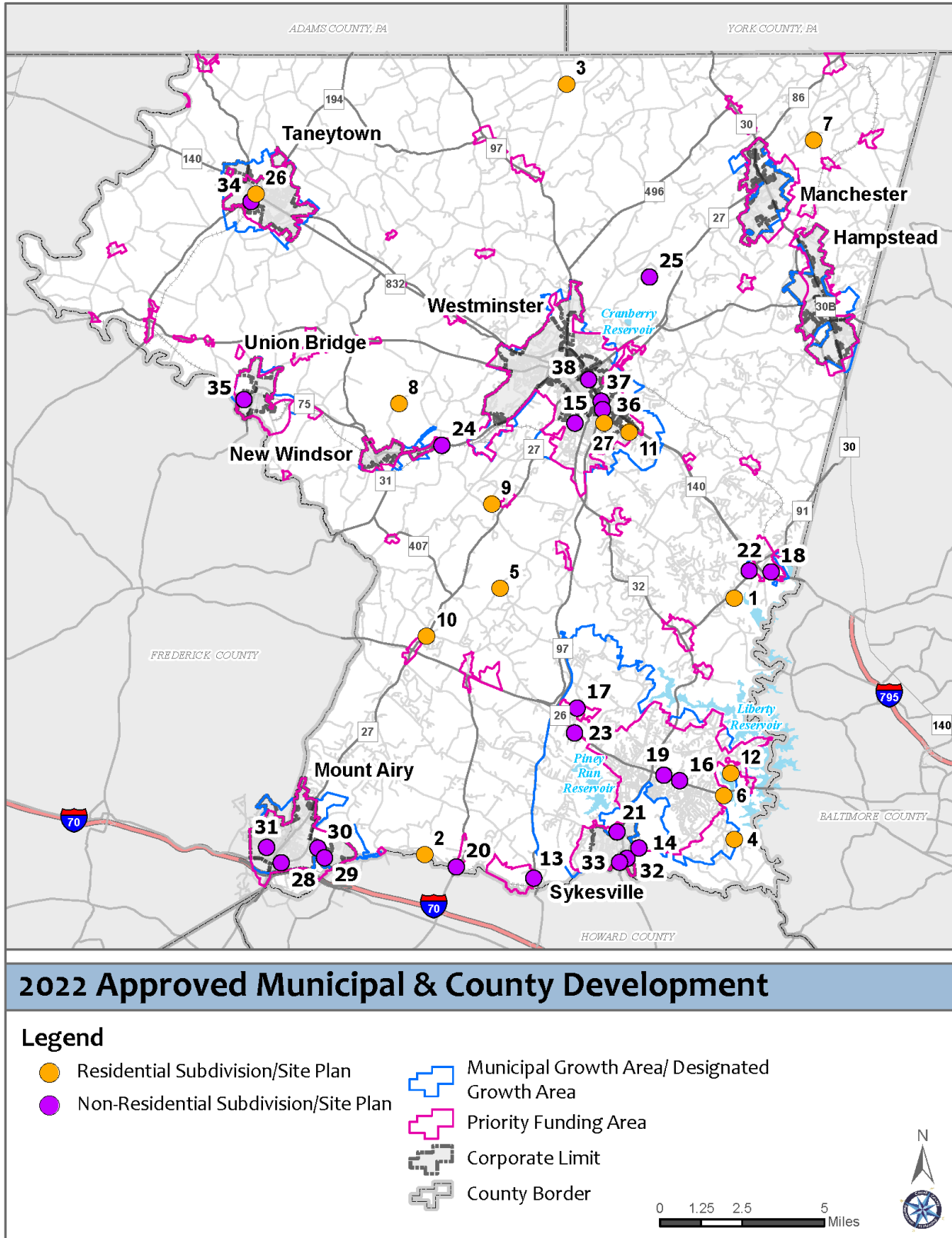
## Amendments & Growth-Related Changes in Development Patterns

34	Duffy Box	New building for cardboard recycling	6.5529	Restricted Industrial	Taneytown
35	Locust Wetland	Mitigation Project	2.0	Conservation	Union Bridge
36	404 Malcolm Drive Medical Center	Commercial	3.87	B-Business	Westminster
37	Valvoline Instant Oil Change	Commercial	0.49	B-Business	Westminster
38	Westminster Station Phase 2	Commercial	8.3380	B-Business	Westminster
<b>33.0979 Acres</b>					

Source: Town of Mount Airy, Town of Sykesville, City of Taneytown, Town of Union Bridge, City of Westminster, Carroll County Bureau of Development Review

# Amendments & Growth-Related Changes in Development Patterns

## Map 10: Subdivisions and Site Plans Approved



# Amendments & Growth-Related Changes in Development Patterns

## Zoning Map Amendments

During 2022, there were 5 annexations and 4 rezonings. The 5 annexations included one in Hampstead, one in Taneytown, one in Union Bridge, and two in Westminster, and the 4 rezonings included two for a split zone rezoning of a single property in the Freedom area, two properties as part of Carroll County’s By-request Comprehensive Rezoning and ordained by County **Ordinance No. 2022-02**, and one was a rezoning of two parcels in Hampstead. Descriptions of the annexations are explained in Table 5, and rezoning descriptions are listed in Table 6 (p.19). Both are displayed in Map 11 on page 21.

### Annexations

Table 5 – Annexations 2022					
County Res. No.	Name	Acreage	Jurisdiction & Annexation #	Zoning From County/To Municipal	Effective Date
1169-2022	Michaels Property	28.82	Hampstead #44	R-20,000 / R-10,000	December 1, 2022
1157-2022	Sewell Property	126.708	Taneytown #48	Agriculture / R-10,000	September 15, 2022
1138-2022	Citizens UB Solar, LLC	69.340	Union Bridge	I-1, I-2, Conservation / “I-R” Restricted Industrial, Conservation	January 22, 2021
1164-2022	404 Malcolm Dr.	3.81	Westminster #73	C-2 / “B” Business	October 27, 2022
1163-2022	States Attorney’s Office	.21	Westminster #74	C-2 / “B” Business	October 27, 2022

Source: Carroll County Department of Planning, Town of Hampstead, City of Taneytown, Town of Union Bridge, City of Westminster



# Amendments & Growth-Related Changes in Development Patterns

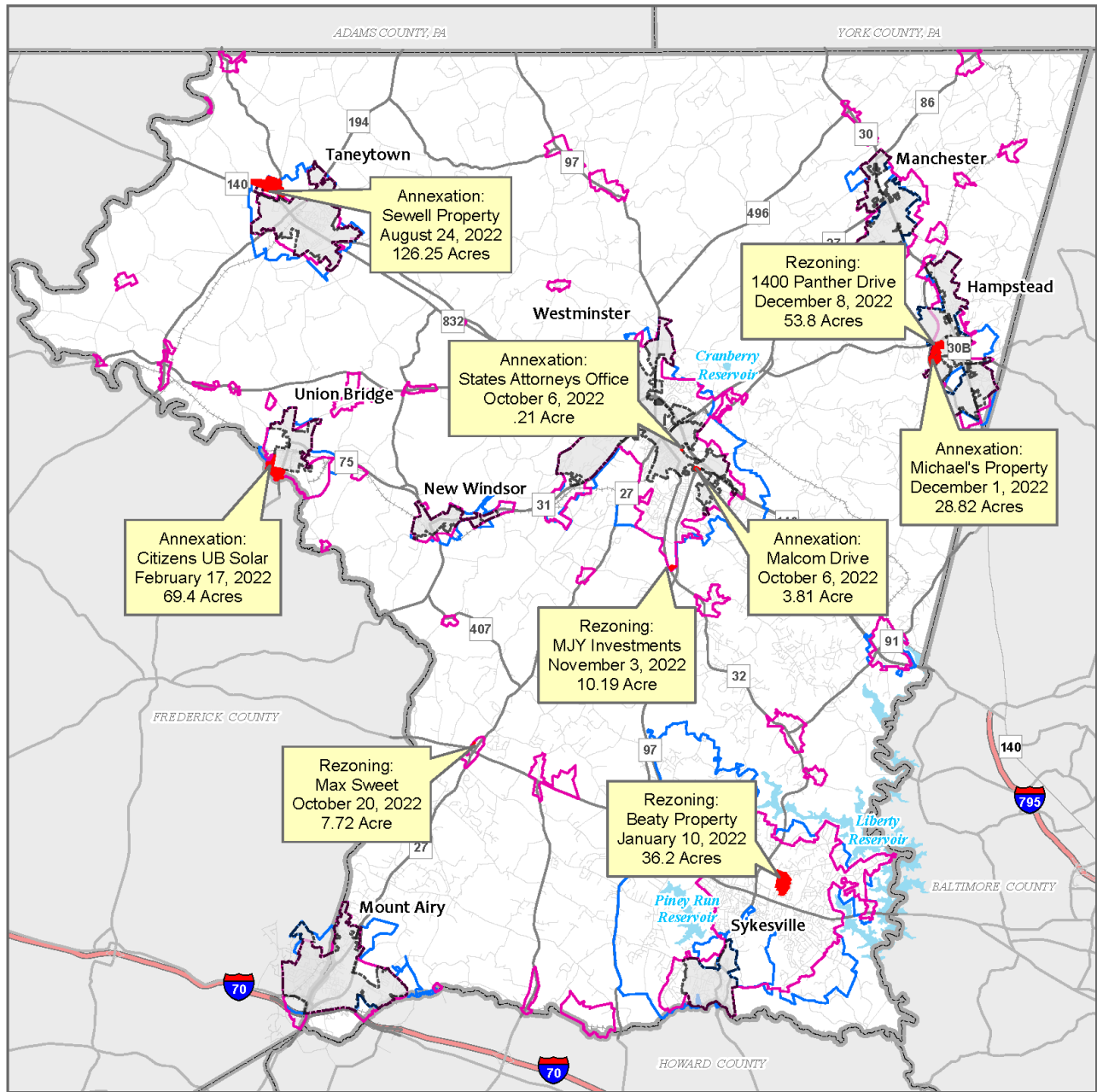
## Rezoning

Table 6 – Rezoning 2022					
Rezoning Case No.	Name	District Change	Acres	Effective Date	Plan Reference
<b>C2-05-2020-0028 &amp; R20-05-2020-0042</b>	Beaty	99 acres of Light Industrial (I-1) and Conservation (C) to 7.4 ac. Residence (R-40,000), and 58.8 ac. Residence, Suburban (R-20,000); 32.8 ac. Light Industrial (I-1) remained unchanged,	66.2	January 10, 2022	Freedom
<b>#226</b>	Max Sweet Property	Agriculture (A) to Commercial Medium (C-2)	7.161	October 20, 2022	Carroll County
<b>#227</b>	MJY Investments, LLC.	Agriculture (A) to Commercial Medium (C-2)	10.1926	November 3, 2022	Carroll County
<b>2022-01</b>	1400 Panther Drive	53.87 acres Public Conservation to 45.6 acres Historic and 8.2 acres General Business	53.87	February 8, 2022	Hampstead

Source: Carroll County Department of Planning

# Amendments & Growth-Related Changes in Development Patterns

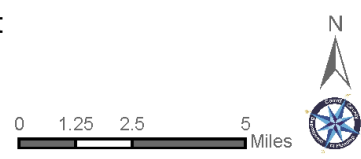
## Map 11: Annexations & Rezoning



### 2022 Annexations and Rezoning

#### Legend

-  Annexation / Rezoning
-  Municipal Growth Area/ Designated Growth Area
-  Priority Funding Area
-  Corporate Limit
-  County Border



### Zoning Text Amendments That Resulted in Changes in Development Patterns

The following revisions to local County and Municipal ordinances substantively affected future development patterns within the County.

#### County:

**Ordinance No. 2022-03:** Adopted amendments to numerous Sections of Chapter 158, the Zoning Code, regarding the Residential Districts, as follows: The addition, modification, and deletion of certain definitions; The revision of the Purposes of the R-40,000, R-20,000, R-10,000 and R-7,500 Districts; The modification of Principal Uses, Accessory Uses, Regulations, and Bulk Requirements in the above residential districts; The revision of the process for administrative adjustments for the Zoning Administrator.

**Ordinance No. 2022-04:** Adopted amendments to numerous Sections of Chapter 155, the Subdivision Regulations, regarding the Residential Districts, as follows: The modification of one definition; The elimination of the calculation of density in a cluster subdivision based on a conventional plan; The addition of minimum lot sizes in a cluster subdivision.

**Ordinance No. 2022-17:** Adopted amendments to Sections 158.079, 158.084, 158.156, and 158.159 of the Zoning Code as follows: I-1 Business/Industrial Park- added a definition, added the allowance of self-storage facilities, modification to the parking requirements to self-storage, and modification to signage requirements; I-1 and C-3 Business Park and Business/Industrial Park – modified bulk requirements; I-1 Industrial Park – modified retail size, allowable uses, Industrial Park subdivision, and parking regulations; C-3 Business Park – modified Business Park subdivision and parking regulations

**Ordinance No. 2022-18:** Adopted amendments to Sections 158.081 and 158.153 for the allowance of ground-mounted solar in the Employment Campus District (EC) as a conditional use on a solar field of no more than 25 acres in size or not to exceed 50% of the total gross acreage or whatever is lesser.

**Ordinance No. 2022-19:** Adopted comprehensive amendments to the entirety of Chapter 155 as follows: Retired the Development Review Manual and absorb applicable sections of the Manual into the Code and website; Reconfigured Chapter 155 to streamline layout; Revised text throughout for clarity and predictability; Differentiated subdivision requirements and process from site plan requirements and Process; Added key items to the Definitions section; Moved parking requirements to Chapter 158; Amended portions of the Administrative Modifications section.

**Ordinance No. 2022-20:** Adopted amendments to numerous Sections of Chapter 158, the Zoning Code, regarding the Agricultural and Conservation Districts as follows: The addition, modification, and

## Amendments & Growth-Related Changes in Development Patterns

deletion of certain definitions; Modifications to general regulations; Amendments to Purpose and Intent of the districts; Changes to the regulations regarding principal and accessory uses; Modifications to the bulk requirements; And other various changes to the Code pertaining to the Agricultural and Conservation zoning districts.

**Ordinance No. 2022-21:** Adopted amendments to Sections 155.005, 155.095, and 155.033 of the Subdivision Regulations regarding the Agricultural and Conservation Districts, as follows: Amended Definition modification of Attached Accessory Dwelling; Revised the Cluster Subdivision Requirements; Restricted development on Agricultural Remaining Portions.

### **Municipality:**

#### **Hampstead**

**Ordinance No. 544:** Adopted 11/08/2022; Changes to the Historic District Zoning text in the Town Code

#### **Mount Airy**

**Ordinance No. 2022-2:** Adopted 03/07/2022; Proposed changes to the development fees

**Ordinance No. 2022-3:** Adopted 03/07/2022; Proposed changes to the Public Safety Benefit Charge

**Ordinance No. 2022-10:** Adopted 05/02/2022; Proposed changes to the Chapter 47 Building Construction

**Ordinance No. 2022-12:** Adopted 12/07/2022; Proposed changes to the FSD (Forest Stand Delineation)

#### **New Windsor**

**Ordinance No. 09-19-22:** Adopted 09/19/2022; In “Signs” Chapter – to clarify the definition of “banner”.

#### **Sykesville**

**Ordinance No. 2022-06:** Adopted 12/12/2022; An update to Zoning code regarding signage within Town limits.

#### **Taneytown**

**Ordinance No. 10-2022:** Adopted 12/12/2022; (g) allows other similar businesses and (3) Residential

**Ordinance No. 2022-11:** Adopted 12/12/2022; Yard exceptions for corner lots. Allows for fencing and sheds meeting certain criteria in equivalent front yards.

#### **Union Bridge**

**Ordinance No. 318:** Adopted 03/28/2022; To provide for additional regulations in the BL-Local Business District

## Amendments & Growth-Related Changes in Development Patterns

**Ordinance No. 317:** Adopted 06/27/2022; To provide regulations, criteria, and procedures for any new solar energy conversion facilities

### Westminster

**Ordinance No. 942:** Adopted 08/22/2022; Add microbreweries and pub breweries in certain zones 164-155.6



# Amendments & Growth-Related Changes in Development Patterns

## *Amendments to Priority Funding Area Boundaries*

### Amendments to PFA Boundaries

There were no changes to PFA boundaries in Carroll County during 2022.

## *Schools*

### New Schools or Additions to Schools

The 89,690 square foot Carroll County Career & Technology Center was constructed and opened in 2022.

#### Carroll County Career & Technology Center



# Amendments & Growth-Related Changes in Development Patterns

## Roads

### New Roads or Substantial Changes in Roads or Other Transportation Facilities

Table 7 describes additions that occurred to the County’s roadway network in 2022. The changes were primarily system maintenance and local in nature.

**Table 7: New Roadway Construction  
2022**

County Road Name	From	To	Type of Change
Baughman Mill Road	Carroll Warehime Rd to Pavement at RR Tracks		Gravel to Paving
Kern Road	Shalk Rd #1 to Crossroads Schoolhouse Rd		Gravel to Paving
York Road #1 and Triangle	Baughman Mill Rd to 470’ from Alesia Lineboro Rd		Gravel to Paving
Schalk Road 2	360’ from Schalk Rd #1 to 100’ from Alesia Rd		Gravel to Paving
Boog Road	Cape Horn Rd 100’ S. Ent. to Cape Horn Rd 130’ N Ent.		Gravel to Paving
Turkeyfoot Road Segment 1	Md 97 to Cherrytown Rd Apron		Gravel to Paving
Turkeyfoot Road Segment 2	Cherrytown Rd Apron to Silver Run Rd		Gravel to Paving
Turkeyfoot Road Segment 3	Silver Run Rd to Humbert Schoolhouse Rd		Gravel to Paving
Kowomu Trail	W. Saw Mill Rd to 200’ before Rinehart Rd		Gravel to Paving
Basehores Mill Road	Bear Run Rd to Mayberry Rd		Gravel to Paving
Hughes Shop Road	200’ from Pleasant Valley Rd to Stone Rd		Gravel to Paving
Indian Valley Trail	Pleasant Valley Rd to Pinch Valley Rd		Gravel to Paving
Pinch Valley Road	Woods Rd to Pleasant Valley Rd		Gravel to Paving
Baughner Road	0.63 mi from MD 140 to Hughes Shop Rd		Gravel to Paving
John Shirk Road	Otterdale Mill Rd to Stover Rd		Gravel to Paving
Stover Road	187’ from Hapes Mill Rd to 130’ from Crouse Mill Rd		Gravel to Paving
Naylors Mill Road	Middleburg Rd to Six Bridges Rd		Gravel to Paving
Stem Road	0.13 mi from Hoff Rd to 100’ from South Pipe Creek Rd		Gravel to Paving
Ladiesburg Road	0.20 mi from Quaker Mill Rd to Shepherds Mill Rd		Gravel to Paving
Bethel Road	Gillis Rd to Woodbine Rd		Gravel to Paving
Carzil Drive	550’ from Ridgemont Dr to Cul-de-Sac		Road Extension
Municipal Road Name	From	To	Type of Change
<b>Hampstead</b>			
Shanelle Court	Main Street to Cul De Sac		Newly constructed Town road



## Amendments & Growth-Related Changes in Development Patterns

Municipal Road Name	From	To	Type of Change
<b>Westminster</b>			
North Chandler Drive	Cool Water Way	to Dead end	New Road
Blue Moon Lane	North Chandler Drive	to 719 Blue Moon Lane	New Road
Cool Water Way	North Chandler Drive	to Blue Moon Lane	New Road
Stonegate Road	North Chandler Drive	to Blue Moon Lane	New Road
North Chandler Drive	Scarlet Sky Drive	to Friendship Road	New Road
Friendship Road	North Chandler Drive	to Stonegate Road	New Road
Scarlet Sky Drive	North Chandler Drive	to Redwood Drive	New Road
Redwood Dr	Scarlet Sky Drive	to Dead end	New Road
Starry Night Drive	Redwood Drive	to 705 Starry Night Drive	New Road

Source: Carroll County Department of Public Works, Town of Hampstead, City of Westminster

## APFO Restrictions

### Developments that were modified due to APFO Restrictions

There were no developments that were modified due to APFO restrictions in 2022.

## Parks

### New Parks/Park Changes

#### County:

Carroll County added no new parks in 2022. County efforts were focused on improvements to existing parks.

#### Municipality:

##### **Hampstead**

There was an installation of a new larger band shell, along with new benches and retaining wall at **War Memorial Park** on Main Street. Also installed new ADA compliant concrete pad and walkway, refurbished the Santa Shed, and upgraded the electric in the park.

There was an installation of new climbing wall and log roller and repaving of walking trail at **Chief Sites Park** on Lower Beckleysville Road.

##### **New Windsor**

**Fountain Park** is a new facility located at the corner of Main and High Streets.

# Amendments & Growth-Related Changes in Development Patterns

## Taneytown

**Bollinger Park** at 3920 Fringer Road was conditional approval on June 22, 2022, for a Nature Park and pollinator garden with walking trails.

There was an installation of fencing for a large and small dog park at **Roberts Mill Park** at 4501 Stumptown Road.

## Westminster

Lines were added to the tennis courts at **King Park** on Chase Street to create pickleball courts.

Lines were added to the tennis courts at **Westminster City Park** on Longwell Avenue to create more pickleball courts.

Indoor pickleball courts were add to the gymnasium at **Westminster Family Fitness Center** on Longwell Avenue.

There was an expansion and renovation to the main pool at the **Westminster Municipal Pool** on Royer Road, and the community room was remodeled.

**War Memorial Park**



**Chief Sites Park**





# Amendments & Growth-Related Changes in Development Patterns

**Fountain Park**



**Bollinger Park**



**Roberts Mill Park**





# Amendments & Growth-Related Changes in Development Patterns

## King Park



## Westminster City Park



## Westminster Municipal Pool



## Westminster Family Fitness Center



## Amendments & Growth-Related Changes in Development Patterns

### *Consistency of Development Changes*

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Pursuant to § 1-208 of the Land Use Article of the Annotated Code of Maryland, the annual report shall state whether changes in development patterns during the preceding calendar year were or were not consistent with: each other; the recommendations of the last annual report; the adopted plans of the local jurisdiction; the adopted plans of all adjoining local jurisdictions; and the adopted plans of state and local jurisdictions having responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

During **2022**, all changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Carroll County, the Municipalities, as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.



# Measures &

## Indicators

In 2009, the State of Maryland enacted the *“Smart, Green, and Growing – Annual Report – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions”* legislation (SB 276/HB 295).

The legislation was based upon the contention that the State’s 12 planning visions will not be realized unless local jurisdictions begin to set goals for incremental progress toward achieving them. The legislation established a statewide land use goal **“to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.”** Local jurisdictions are now required to develop a percentage goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

The Planning Annual Reports have been required to include the measures and indicators since July 1, 2010.

In order to satisfy the requirements in the legislation, in addition to the existing requirements, the annual report examines and reports on the following measures and indicators:

- ❖ Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA)
- ❖ Net density of growth that is being located inside and outside the PFA;
- ❖ Creation of new lots and the issuance of residential and commercial building permits inside and outside the PFA;
- ❖ Development capacity analysis, updated once every 3 years, or when there is a significant zoning or land use change;
- ❖ Number of acres preserved using local agricultural land preservation funding;
- ❖ Information on achieving the statewide goals, including:
  - The local land use goal;
  - The time frame for achieving the local goal;
  - The resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
  - Any incremental progress made towards achieving the local goal.

The reported data are provided here for PFAs, Municipal Growth Areas (MGAs), and Designated Growth Areas (DGAs), which are applicable to Freedom and Finksburg. Historically, the County has not tracked population growth by PFA. Since January 1988, the County has been tracking Use and Occupancy Certificates (U&Os) as they relate to the County’s eight MGAs and two DGAs. Population and households have been estimated on a monthly basis by adding U&O data to the most recently available Census data. These estimates are generated for election districts, MGAs / DGAs, and Municipalities.

Residential Dwelling Units by Priority Funding Area (PFA)

To measure the amount and share of residential development that occurred inside and outside of PFAs, the number of new dwelling units added (i.e., Use & Occupancy Certificates issued) in 2022 was identified and compared to the number of dwelling units that existed as of December 31, 2021. Table 8 shows the dwelling units added within each PFA in 2022, as well as the cumulative total at the end of 2022. Table 9 shows the cumulative number of dwelling units for all areas both inside and outside PFAs. Map 14 on Page 42 illustrates the location of new residential growth relative to PFA boundaries, showing a trend of more units in the PFA.

**Table 8 – Residential Dwelling Units by PFA  
2022**

Priority Funding Area	PFA Totals as of 12/31/21	2022 Units Only	PFA Totals as of 12/31/22	% of PFA Totals
Finksburg	140	0	140	0.4%
Freedom (Sykesville Excluded)	8,846	7	8,853	23.6%
Sykesville	1,663	61	1,724	4.6%
Hampstead	3,022	3	3,025	8.1%
Manchester	2,121	5	2,126	5.7%
Mount Airy	3,535	24	3,559	9.5%
New Windsor	759	65	824	2.2%
Taneytown	3,080	156	3,236	8.6%
Union Bridge	495	0	495	1.3%
Westminster	11,278	77	11,355	30.3%
Rural Villages	2,093	4	2,097	5.6%
<b>Total</b>	<b>37,032</b>	<b>402</b>	<b>37,434</b>	<b>100%</b>

5-Year Trend	
Year	New Units % Inside PFA
2018	54.3
2019	66.2
2020	66.4
2021	77.3
2022	76.9

Source: Carroll County Department of Planning, Carroll County Department of Technology Services

**Table 9 – Dwelling Units Inside vs. Outside PFAs  
2022**

Area	County Total as of 12/31/21	% of County Total in 2021	2022 Units Only	% of 2022 Units	County Total as of 12/31/22	% of County Total in 2022
Total Inside PFAs	37,032	55.6%	402	76.9%	37,434	55.7%
Total Outside PFAs	29,601	44.4%	121	23.1%	29,722	44.3%
<b>Total</b>	<b>66,633</b>	<b>100%</b>	<b>523</b>	<b>100%</b>	<b>67,156</b>	<b>100.0%</b>

Source: Carroll County Department of Planning, Carroll County Department of Technology Services

## Measures and Indicators

### Residential Dwelling Units by MGA & DGA

For decades, Carroll County and its Municipalities have defined areas designated for annexation and future growth, beyond current Municipal limits. The term Municipal Growth Area (MGA) is applicable to Hampstead, Manchester, Mount Airy, New Windsor, Sykesville, Taneytown, Union Bridge, and Westminster. Designated Growth Area (DGA) is applicable to Freedom and Finksburg. These geographic areas are a very important part of how jurisdictions in Carroll County plan for future growth, development, and facilities. Table 10 shows the dwelling units added (i.e., Use & Occupancy Certificates issued) within each MGA/DGA in 2022, as well as the cumulative total at the end of 2022. Table 11 shows the cumulative number of dwelling units for all areas both inside and outside the MGA/DGA. Map 14 on Page 42 illustrates the location of new residential growth relative to MGA/DGA boundaries.

**Table 10– Residential Dwelling Units  
by MGA/DGA  
2022**

MGA/DGA	DGA Totals as of 12/31/21	2022 Units Only	DGA Totals as of 12/31/22	% of DGA Totals
Finksburg	139	0	139	0.4%
Freedom ( <i>Sykesville Excluded</i> )	11,322	16	11338	29.9%
Sykesville	1,685	61	1746	4.6%
Hampstead	2,890	3	2893	7.6%
Manchester	1,946	5	1951	5.1%
Mount Airy	3,538	24	3562	9.4%
New Windsor	806	65	871	2.3%
Taneytown	3,153	156	3309	8.7%
Union Bridge	511	0	511	1.3%
Westminster	11,544	77	11621	30.6%
<b>Total</b>	<b>37,534</b>	<b>407</b>	<b>37,941</b>	<b>100%</b>

5-Year Trend	
Year	New Units % Inside DGA
2018	56.0
2019	69.0
2020	65.3
2021	78.5
2022	77.8

Source: Carroll County Department of Planning, Carroll County Department of Technology Services

**Table 11 – Dwelling Units  
Inside vs. Outside MGA/DGA  
2022**

Area	County Total as of 12/31/21	% of County Total in 2021	2022 Units Only	% of 2022 Units	County Total as of 12/31/22	% of County Total in 2022
<b>Total Inside MGAs / DGAs</b>	37,534	56.4%	407	77.8%	37,941	56.5%
<b>Total Outside MGAs / DGAs</b>	29,041	43.6%	116	22.2%	29,157	43.5%
<b>Total</b>	<b>66,575</b>	<b>100%</b>	<b>523</b>	<b>100%</b>	<b>67,098</b>	<b>100</b>

Source: Carroll County Department of Planning, Carroll County Department of Technology Services

## Measures and Indicators

### Non-Residential Units by PFA & MGA / DGA

To measure the amount and share of non-residential (office, retail, industrial, and institutional uses) development that occurred inside and outside of PFAs and MGA/DGAs, non-residential Use & Occupancy (U&O) certificates issued in 2022 were used to identify where new non-residential development occurred in 2022. Table 12 shows the number of units added within each PFA and MGA/DGA. The number of non-residential units added countywide (inside and outside PFA and MGA/DGA) is shown in Table 13. Map 14 on Page 42 indicates the location of the new non-residential units added in 2022.

Table 12– Non-Residential Units by PFA & MGA/DGA 2022				
Priority Funding Area	PFA		MGA / DGA	
	2022 Units	% of PFA Totals	2022 Units	% of MGA Totals
Finksburg	4	10.5%	5	13.9%
Freedom ( <i>Sykesville Excluded</i> )	5	13.2%	7	19.4%
Sykesville (Town)	1	2.6%	1	2.8%
Hampstead	3	7.9%	3	8.3%
Manchester	2	5.3%	1	2.8%
Mount Airy	5	13.2%	4	11.1%
New Windsor	0	0.0%	0	0.0%
Taneytown	3	7.9%	3	8.3%
Union Bridge	4	10.5%	4	11.1%
Westminster	8	21.1%	8	22.2%
Rural Villages	3	7.9%	N/A	N/A
<b>Total</b>	<b>38</b>	<b>100%</b>	<b>36</b>	<b>100%</b>

Source: Carroll County Department of Planning, Carroll County Department of Technology Services

Table 13 – Non-Residential Units Inside vs. Outside PFA & MGA/DGA 2022				
Area	PFA		MGA / DGA	
	2022 Units	% of 2022 Units	2022 Units	% of 2022 Units
<b>Total Inside</b>	38	69.1%	36	65.5%
<b>Total Outside</b>	17	30.9%	19	34.5%
<b>Total</b>	<b>55</b>	<b>100%</b>	<b>55</b>	<b>100%</b>

Source: Carroll County Department of Planning, Carroll County Department of Technology Services

The number of residential lots recorded in 2022 is shown by PFA and MGA/DGA in Table 14. Non-residential lots are shown in Table 15. The locations of the recorded lots in these tables in relationship to PFAs and MGA/DGAs are shown on Map 12 on page 37.

Table 14 – Number of Residential Recorded Lots by PFA & MGA/DGA 2022		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	31	66.0%
Outside PFA	16	34.0%
<b>Total</b>	<b>47</b>	<b>100%</b>
Inside MGA/DGA	31	66.0%
Outside MGA/DGA	16	34.0%
<b>Total</b>	<b>47</b>	<b>100%</b>

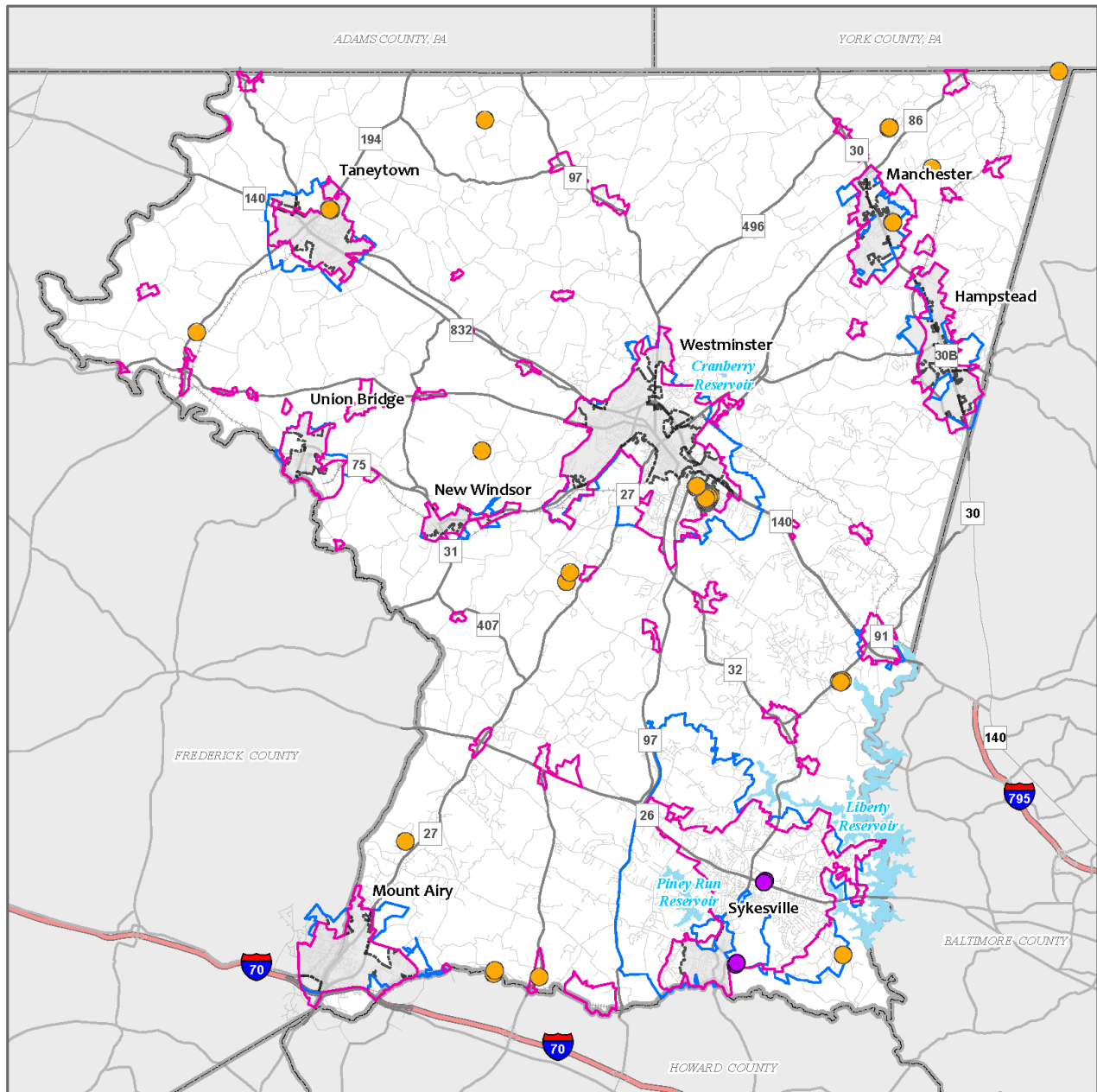
Source: Carroll County Bureau of Development Review; Carroll County Department of Planning

Table 15 – Number of Non-residential Recorded Lots by PFA & MGA/DGA 2022		
Area	Total New Lots Created	Total % In / % Out
Inside PFA	4	100.0%
Outside PFA	0	0.0%
<b>Total</b>	<b>4</b>	<b>100%</b>
Inside MGA/DGA	4	100.0%
Outside MGA/DGA	0	0.0%
<b>Total</b>	<b>4</b>	<b>100%</b>

Source: Carroll County Bureau of Development Review; Carroll County Department of Planning

# Measures and Indicators

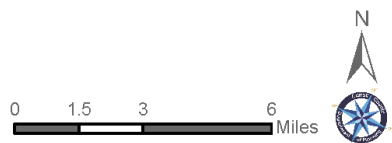
## Map 12: Recorded Lots



### 2022 Recorded Lots

#### Legend

- Recorded Residential Lot
- Recorded Non-Residential Lot
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border





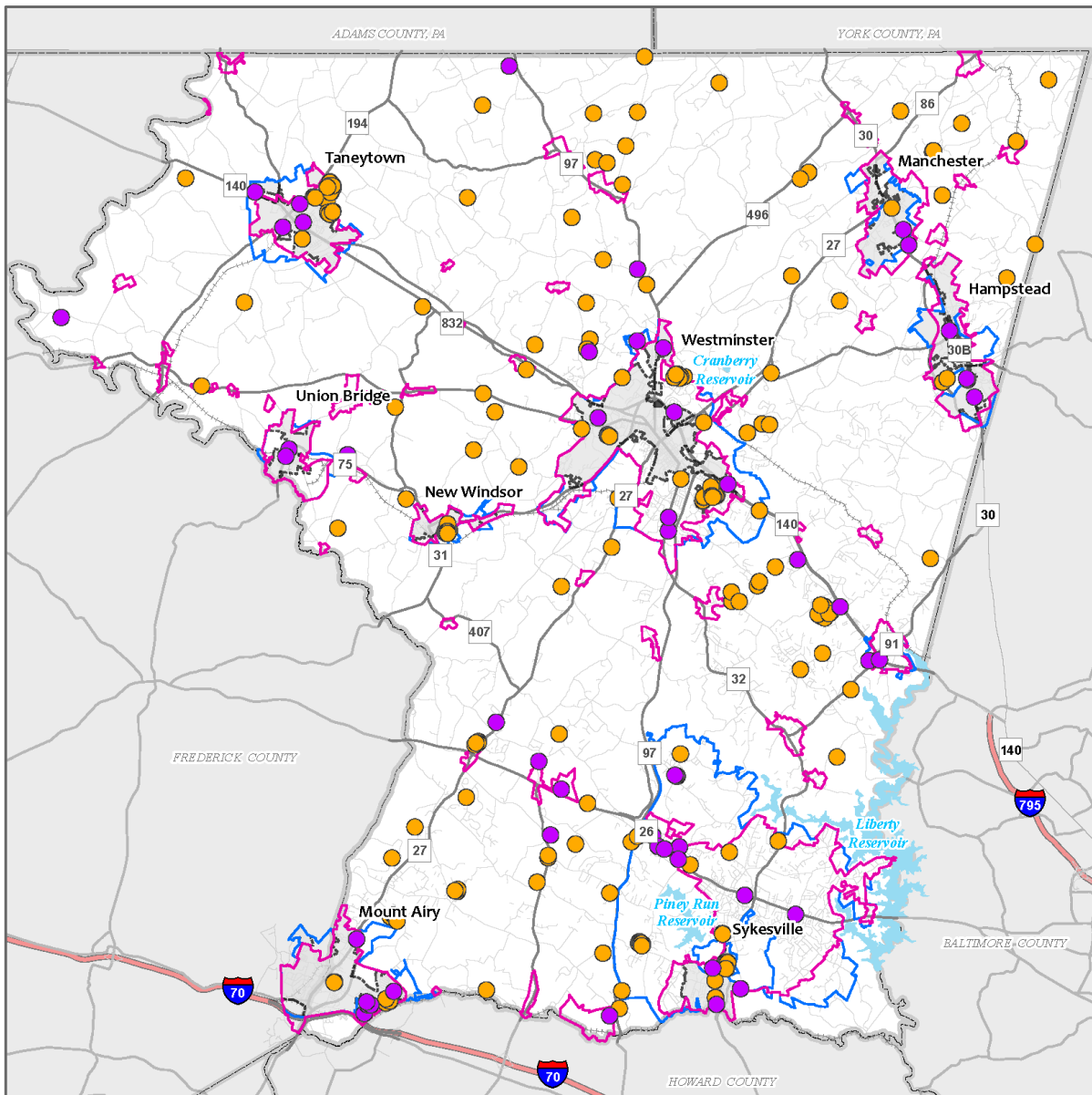
The total number of building permits issued for new construction in 2022 was 418, as shown in Table 16. This includes permits issued within the Municipalities. Map 13 on page 39 shows the locations of the building permits issued in this table in relationship to PFAs and MGA/DGAs.

Table 16: - Building Permits Issued by PFA & MGA/DGA 2022		
Area	Totals	% In/% Out
Residential Inside PFA	248	59.3%
Residential Outside PFA	114	27.3%
Non-Residential Inside PFA	40	9.6%
Non-Residential Outside PFA	16	3.8%
<b>Total</b>	<b>418</b>	<b>100%</b>
Residential Inside MGA/DGA	254	60.8%
Residential Outside MGA/DGA	108	25.8%
Non-Residential Inside MGA/DGA	41	9.8%
Non-Residential Outside MGA/DGA	15	3.6%
<b>Total</b>	<b>418</b>	<b>100%</b>

Source: Carroll County Department of Planning, Carroll County Department of Technology Services

# Measures and Indicators

## Map 13: Building Permits Issued



### 2022 Building Permits Issued

#### Legend

- Residential Building Permit
- Non-Residential Building Permit
- ▭ Municipal Growth Area/ Designated Growth Area
- ▭ Priority Funding Area
- ▭ Corporate Limit
- ▭ County Border



## Measures and Indicators

### Use & Occupancy (U&O) Certificates Issued

#### U&O Certificates by Election District & Municipality

Table 17 shows new Use & Occupancy Certificates issued by category in Carroll County during 2022. Certificates were broken down by apartment (multi-family), residential (single-family), residential improvement, commercial and industrial, commercial, and industrial improvement, and farm. The farm category generally refers to buildings constructed that are associated with the function of an agricultural operation (i.e. a greenhouse, silo, barn, or shed). The residential improvement category pertains to the modification of residential properties, such as the addition of a deck or the construction of a sunroom. The commercial and industrial improvement category refers to renovations or change of use within an existing site.

**Table 17 – Carroll County New U&Os  
2022**

Election District / Municipality	Apartment	Residential	Residential Improvement	Commercial & Industrial	Commercial & Industrial Improvement	Farm
ED 1	0	0	25	6	3	1
Taneytown	0	156	83	1	11	0
ED 2	0	6	49	0	1	4
ED 3	0	11	55	0	2	0
ED 4	0	19	181	6	7	1
ED 5	0	7	242	2	33	0
Sykesville	0	61	83	1	5	0
ED 6	1	17	99	2	10	1
Manchester	0	5	39	1	4	0
ED 7	0	27	184	1	29	2
Westminster	35	40	128	4	49	0
ED 8	0	2	95	0	5	0
Hampstead	2	1	45	2	9	0
ED 9	0	14	103	1	1	1
ED 10	0	5	11	2	1	2
ED 11	0	2	21	0	0	3
New Windsor	0	65	25	0	3	1
ED 12	0	0	2	2	0	0
Union Bridge	0	0	6	1	5	0
ED 13	0	3	57	1	0	0
Mount Airy*	0	22	56	1	18	0
ED 14	2	18	150	4	16	1
<b>Total</b>	<b>40</b>	<b>483</b>	<b>1762</b>	<b>38</b>	<b>216</b>	<b>17</b>

Source: Carroll County Department of Technology Services

\*Includes Carroll County and Frederick County

## Measures and Indicators

### New U&O Certificates by PFA & DGA

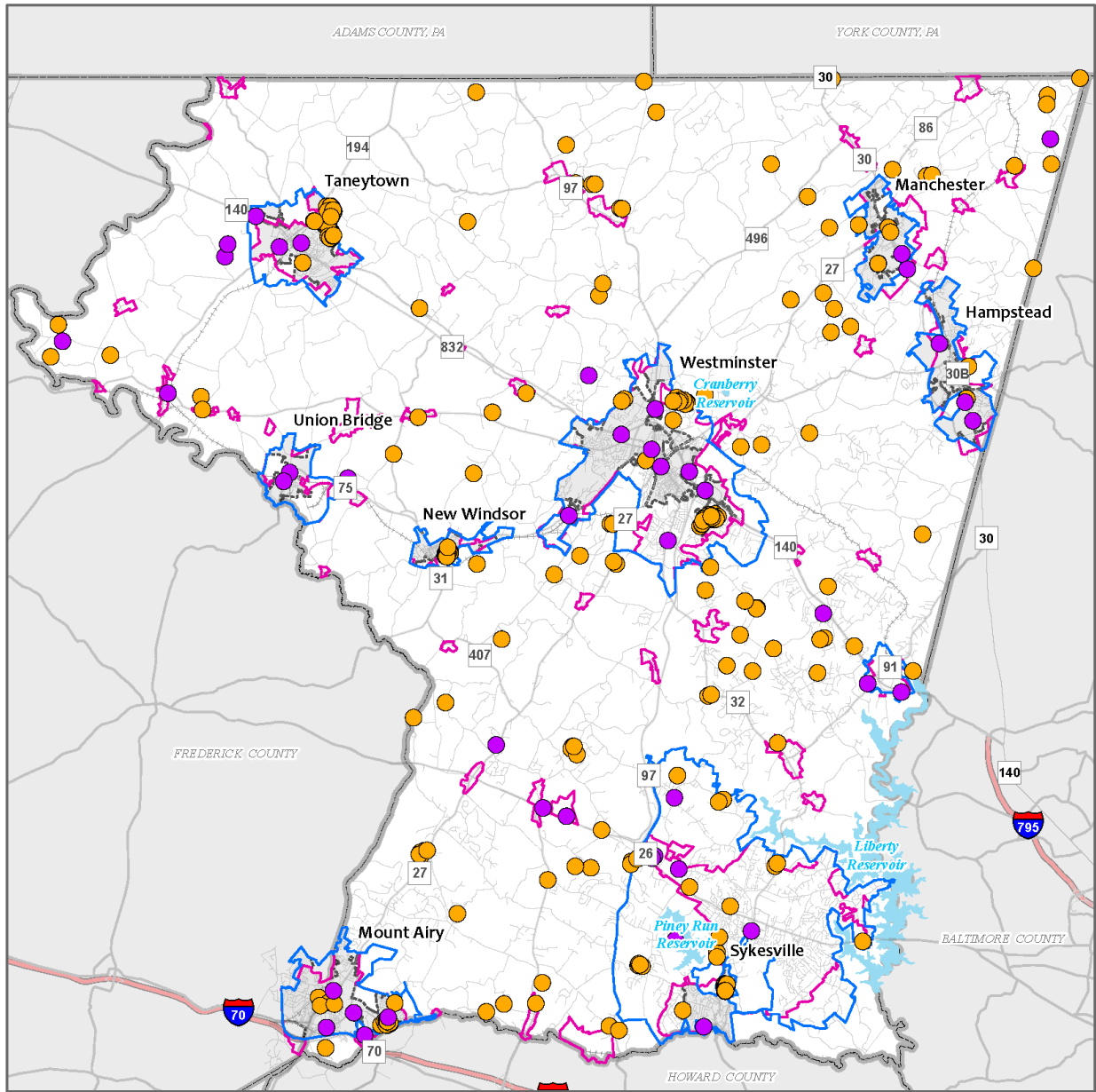
The total number of residential and non-residential U&Os issued within PFAs and MGA/DGAs for new construction in 2022 was 578. This includes U&Os issued within the Municipalities. Table 18 presents the total residential and non-residential U&Os issued and provides the percentage of each that occurred inside and outside PFAs and MGA/DGAs. The locations of the U&Os issued in relationship to PFAs and MGA/DGAs can be seen on Map 14 on Page 42.

<b>Table 18 – New Use &amp; Occupancy Certificates Issued by PFA &amp; MGA/DGA 2022</b>		
<b>Area</b>	<b>Totals</b>	<b>Total %In / %Out</b>
<b>Residential Inside PFA</b>	402	69.55%
<b>Residential Outside PFA</b>	121	20.93%
<b>Non-Residential Inside PFA</b>	38	6.57%
<b>Non-Residential Outside PFA</b>	17	2.94%
<b>Total</b>	<b>578</b>	<b>100%</b>
<b>Residential Inside MGA / DGA</b>	407	70.42%
<b>Residential Outside MGA / DGA</b>	116	20.07%
<b>Non-Residential Inside MGA / DGA</b>	36	6.23%
<b>Non-Residential Outside MGA / DGA</b>	19	3.29%
<b>Total</b>	<b>578</b>	<b>100%</b>

Source: Carroll County Department of Technology Services

# Measures and Indicators

## Map 14: New U&O's Issued



### 2022 New Development - U & Os Issued

**Legend**

- Residential U&O
- Non-Residential U&O
- Municipal Growth Area/ Designated Growth Area
- Priority Funding Area
- Corporate Limit
- County Border

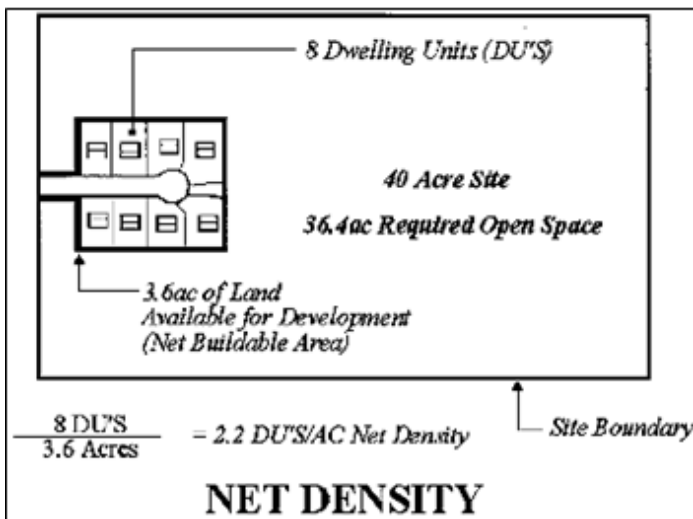
Net Residential Density & Floor Area Ratio (FAR)

Net Density of residential development (dwelling units/acre) was calculated based on the average number of dwellings per net lot acre for the new lots created on residential parcels. The net lot acreage is based on the buildable portion of the lot (minus open space, stormwater management, roads, etc.) Non-residential density was determined using the Floor Area Ratio (FAR) of non-residential parcels approved in 2022. Floor area ratios were derived from comparing the square footage of building space with the square footage of the lot (i.e. building square footage divided by square footage of lot). Table 19 provides the number of dwelling units/acre and the FAR inside and outside PFAs, as well as inside and outside MGA/DGAs. Resubdivisions of parcels or lots and redevelopment sites that are not substantive in nature are not included in the net density numbers, only new construction. Figures 1 and 2 illustrate how these calculations were made. Only new development on raw land was considered for these calculations. Additions, amended plans, and upgrades were not included.

Area	Residential Dwellings Units per Net Acre	Non-Residential Floor Area Ratio (FAR)
Inside PFA	3.749	0.166
Outside PFA	0.541	0.066
Inside MGA/DGA	3.168	0.155
Outside MGA/DGA	0.524	0.150

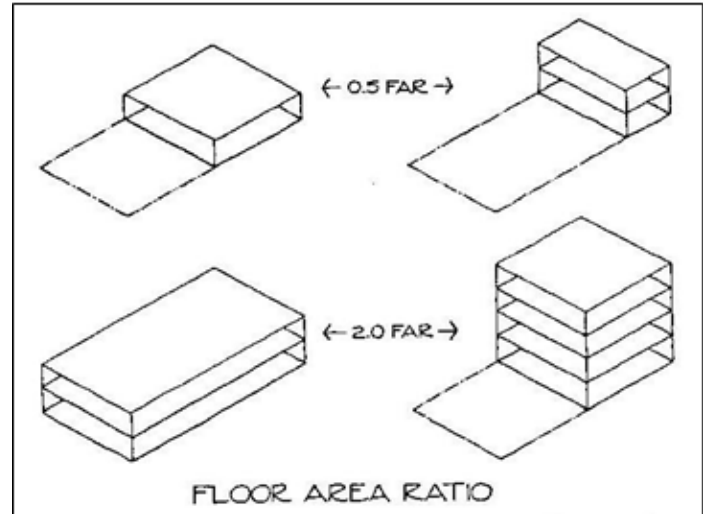
Source: Town of Mount Airy, Town of Sykesville, City of Taneytown, Town of Union Bridge, City of Westminster, Carroll County Bureau of Development Review, Carroll County Department of Planning

Figure 1



Source: New Castle County, DE

Figure 2



Source: San Francisco State University Campus Master Plan



## Measures and Indicators

### Development Capacity Analysis (Buildable Land Inventory)

#### Residential Development Capacity

Carroll County estimated future residential development potential by conducting an inventory of buildable parcels. Every parcel, both in municipalities and unincorporated areas, that was zoned for residential, agricultural, or conservation uses was examined, and its development potential calculated. Development potential included houses that could be built on unimproved lots, as well as on new lots that could be created from parcels through subdivision. Various factors influenced the lot yield, including easements, ownership, and certain environmental features. Future household estimates were based on the number of potential lots generated from the Buildable Land Inventory calculations. Originally created in 2005, the inventory is updated annually.

*Potential residential development* (lots) is based on current zoning only for the 2022 Annual Report. This is a change from previous methodology which used the 2000 Carroll County Master Plan land use designation and the most recently adopted comprehensive plans for each jurisdiction to create a hybrid land use / zoning tabulation. Once new zoning categories are implemented, in accordance with the new future land use designations of the 2014 Carroll County Master Plan (with 2019 Amendments), the hybrid approach will be used once again.

Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/22	% of PFA Total	Potential Lots as of 12/31/22	% of PFA Total
Finksburg	21	0.3%	34	0.4%
Freedom (Sykesville Excluded)	1,859	25.2%	2726	32.8%
Sykesville	124	1.7%	185	2.2%
Hampstead	722	9.8%	740	8.9%
Manchester	592	8.0%	535	6.4%
Mount Airy (CC only)	361	4.9%	356	4.3%
New Windsor	124	1.7%	143	1.7%
Taneytown	475	6.4%	554	6.7%
Union Bridge	768	10.4%	774	9.3%
Westminster	2,110	28.6%	2273	27.3%
Rural Villages	210	2.9%	n/a	n/a
<b>Total</b>	<b>7,366</b>	<b>100.0%</b>	<b>8,320</b>	<b>100.00%</b>

Source: Carroll County Department of Land and Resource Management

As seen in Table 20, an additional **7,366** lots could potentially be developed within all PFAs combined. An additional **11,566** lots could potentially be developed outside of PFAs as seen in Table 21.

When the numbers for existing residential and potential lots are combined, the distribution of lots at “build-out” can be estimated. The **36,566** existing residential lots within PFAs combined with the **7,366** potential developable residential lots within PFAs would yield a total of **43,932** lots within the PFAs at build out. Outside

## Measures and Indicators

of the PFAs, the **29,663** existing residential lots would combine with the **11,566** potential developable residential lots to create **41,229** total residential lots outside of the PFAs at build-out. This represents a grand total of **85,161** residential lots, **51.6 percent** of which would be inside the PFAs and **48.4 percent** of which would be outside. These figures are presented in Table 22 and shown on Map 15 on Page 46.

Similarly, the **37,035** existing residential lots within MGA/DGAs combined with the **8,320** potential developable residential lots within MGA/DGAs would yield a total of **45,355** lots at build-out. Outside of MGA/DGAs, the **29,194** existing residential lots would combine with the **10,612** potential developable residential lots to create **39,806** total residential lots outside of the MGA/DGAs at build-out. This also represents a grand total of **85,161** residential lots, **53.3 percent** of which would be inside the MGA/DGAs and **46.7 percent** of which would be outside.

Table 21 – Potential Developable Residential Lots Inside vs. Outside PFAs & MGA/DGAs 2022				
Area	PFA		MGA / DGA	
	Potential Lots as of 12/31/22	% of County Total	Potential Lots as of 12/31/22	% of County Total
Total Inside	7,366	38.9%	8,320	43.9%
Total Outside	11,566	61.1%	10,612	56.1%
<b>Total</b>	<b>18,932</b>	<b>100.0%</b>	<b>18,932</b>	<b>100.00%</b>

*Includes Rural Villages*

*Source: Carroll County Department of Land & Resource Management*

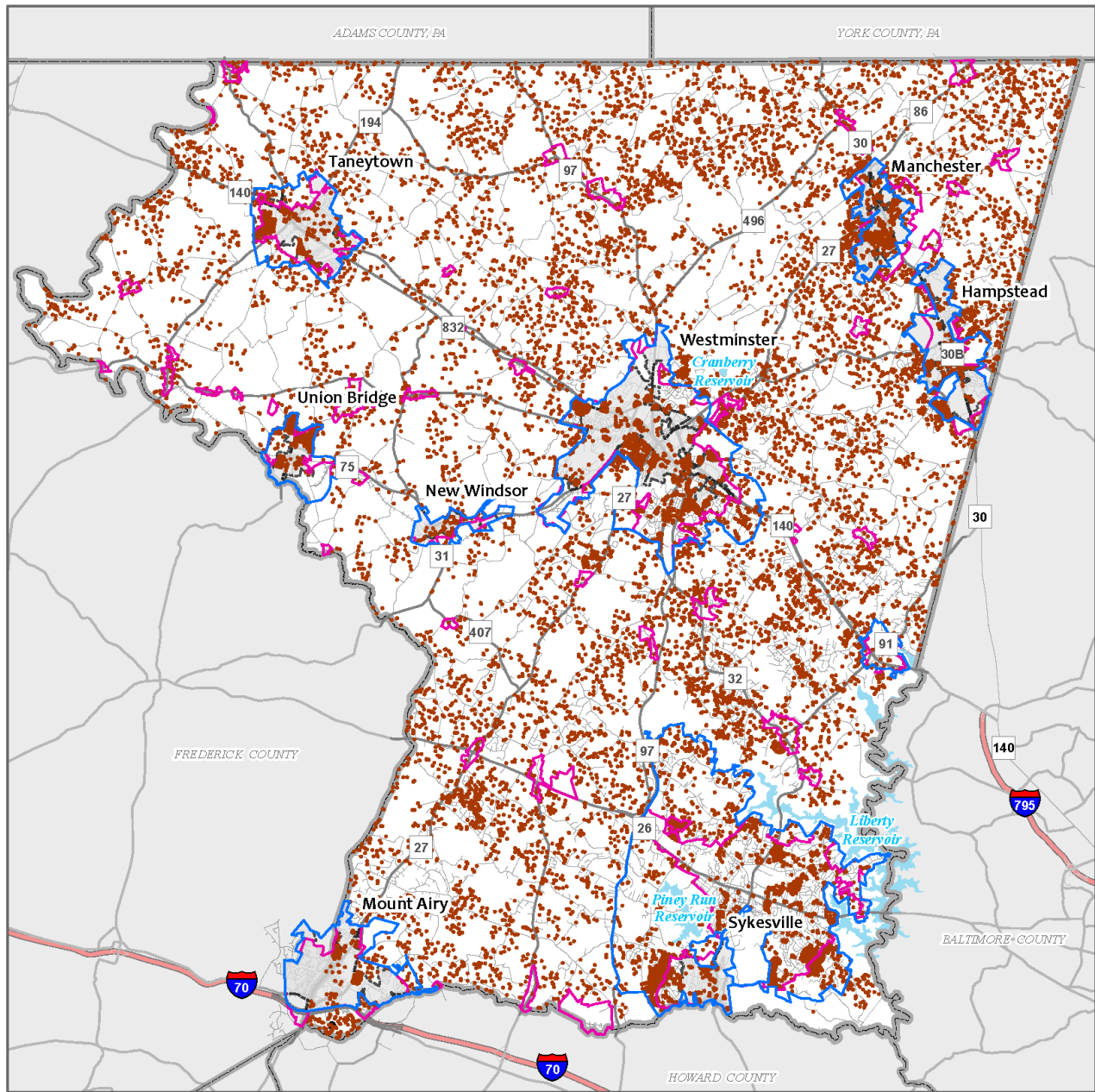
Table 22 – Existing Units and Potential Developable Residential Lots by PFAs & MGA/DGAs 2022				
Area	Existing Units	Potential Lots	Totals	Total % In / % Out
Inside PFA	36,566	7,366	43,932	51.6%
Outside PFA	29,663	11,566	41,229	48.4%
<b>Total</b>	<b>66,229</b>	<b>18,932</b>	<b>85,161</b>	<b>100.00%</b>
Inside MGA / DGA	37,035	8,320	45,355	53.3%
Outside MGA / DGA	29,194	10,612	39,806	46.7%
<b>Total</b>	<b>66,229</b>	<b>18,932</b>	<b>85,161</b>	<b>100.00%</b>

*Source: Carroll County Department of Land and Resource Management*

It should be noted that the estimates for potential lots in most cases assume one dwelling unit per lot, and do not necessarily account for the potential for multi-family, age-restricted, or other similar higher-density development allowed under zoning regulations. The estimates of potential lots do reflect the water and sewer capacity constraints that exist within the PFAs or MGAs/DGAs. The adoption of TIERs had an impact on the total number of potential lots.





# Measures and Indicators

## Map 15: Buildable Land Inventory (Residential)



### 2022 Potential Residential Development

#### Legend

- 1 Residential Lot
-  Municipal Growth Area/  
Designated Growth Area
-  Priority Funding Area
-  Corporate Limit
-  County Border

0 1.25 2.5 5 Miles



## Measures and Indicators

### Non-residential Development Capacity

Potential non-residential development is based on adopted zoning categories that fall into the categories of commercial/business, industrial, and employment campus. The data in Table 23 show the potential developable non-residential acreage within each PFA and MGA / DGA. Table 24 shows the percentage distribution for potential developable non-residential acreage inside and outside PFAs and MGAs / DGAs. All acreages are an estimate of what is potentially buildable. The estimate of potential developable non-residential acreage does not reflect the water and sewer capacity constraints that exist within the PFAs or MGA / DGAs. Map 16 on Page 48 indicates the location of potential non-residential development.

Table 23 – Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2022		
Area	PFA	MGA / DGA
Finksburg	166	184
Freedom	399	438
Sykesville	93	132
Hampstead	406	342
Manchester	53	53
Mount Airy	262	262
New Windsor	118	118
Taneytown	328	329
Union Bridge	284	284
Westminster	585	714
Rural Villages	192	N/A
Other PFAs	196	N/A
Total Inside	3,082	2,856
Total Outside	454	680
<b>Total</b>	<b>3,536</b>	<b>3,536</b>

Source: Carroll County Department of Land and Resource Management

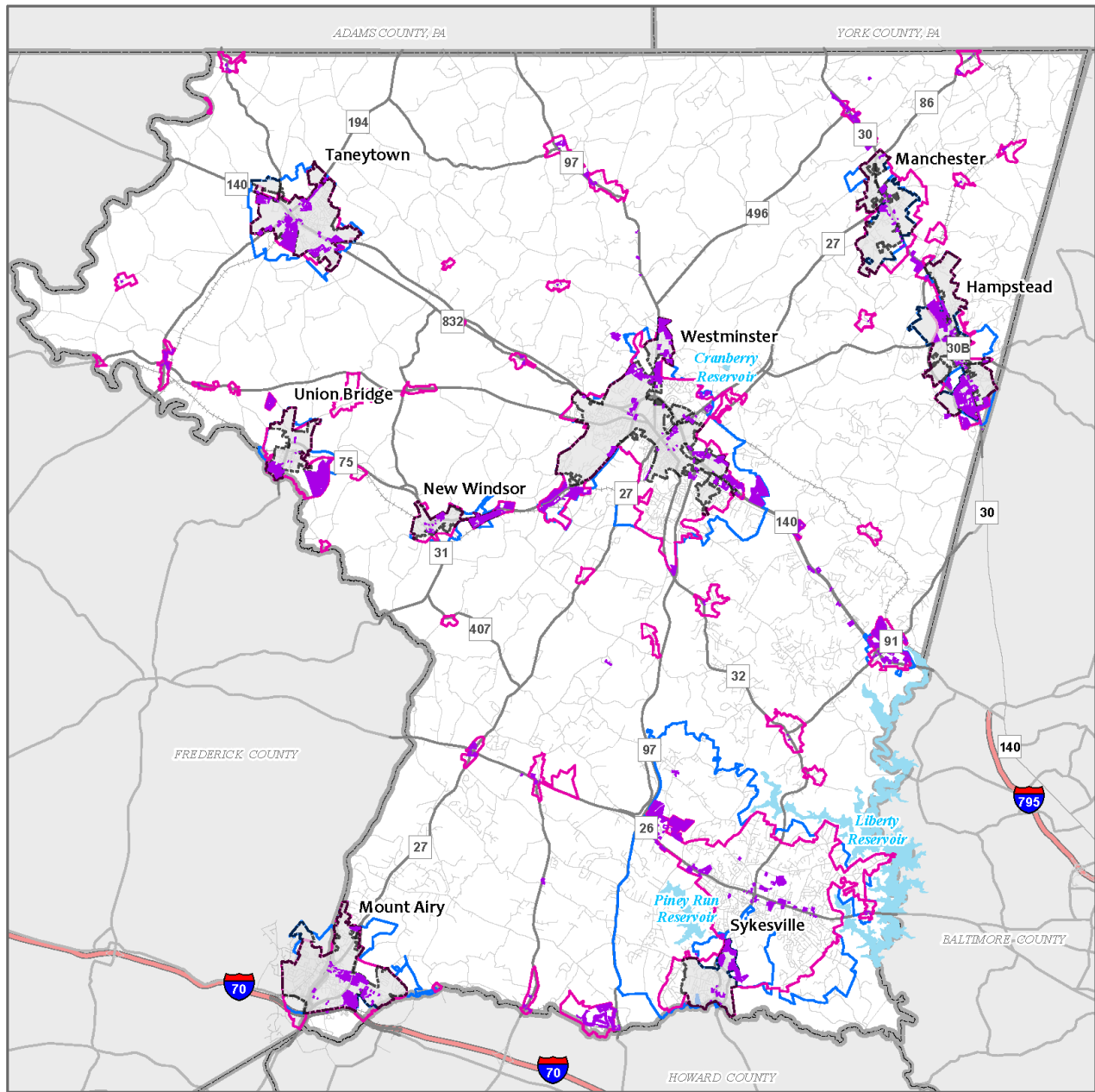
Table 24 – Existing and Potential Developable Non-Residential Acreage by PFA & MGA/DGA 2022				
Area	Existing Acreage	Potential Acreage	Totals	Total
				% In / % Out
Inside PFA	3,996	3,082	7,078	84%
Outside PFA	901	454	1,355	16%
<b>Total</b>	<b>4,897</b>	<b>3,536</b>	<b>8,433</b>	<b>100%</b>
Inside MGA/DGA	3,771	2,856	6,627	79%
Outside MGA/DGA	1,126	680	1,806	21%
<b>Total</b>	<b>4,897</b>	<b>3,536</b>	<b>8,433</b>	<b>100%</b>

Source: Carroll County Department of Land and Resource Management








# Measures and Indicators

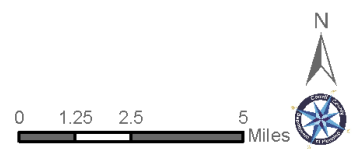
## Map 16: Buildable Land Inventory (Non-Residential)



### 2022 Potential Non-Residential Development

#### Legend

-  Potential Non-Residential
-  Municipal Growth Area/  
Designated Growth Area
-  Priority Funding Area
-  Corporate Limit
-  County Border



# Locally Funded Agricultural Land Preservation

## Agricultural Land Preservation

Total agricultural land preserved in Carroll County in 2022 was 892 acres (Table 17). Total funding for easement acquisition in Fiscal Year 2022, as seen in Tables 25 & 26, was \$7,067,112, of which \$4,173,233 dollars were County funds. Other sources of funding for County easements may come from Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program, which are state easements programs.

Carroll County has been actively working to preserve agricultural land since the Maryland Agricultural Land Preservation Foundation (MALPF) program first began purchasing easements in 1979. As of June 2022, a total of 77,487 acres were permanently preserved in Carroll County by a recorded deed of easement. While the vast majority of preserved land put under easement in the County is through MALPF, other state and County land preservation programs also contribute. The County easement program and the state’s Rural Legacy Program both acquire easements through purchase. MET and CCLT accept donated easements that in turn may provide potential property and income tax credits and/or deductions for the donors. Map 17 on Page 50 shows the location of newly acquired easements in Fiscal Year 2022, as well as previously existing easements.

**Table 25 – Agricultural Easement Acquisition  
2022**

MALPF		Rural Legacy		Carroll County Easement		Land Trust Easement		Total (All Programs)	
Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres	Farms	Acres
8	513	1	82	5	297	0	0	14	892

Source: Carroll County Agricultural Land Preservation Program

**Table 26 – Local Funding for Agricultural Land Preservation  
Carroll County Agricultural Land Preservation Program  
Fiscal Year 2022**

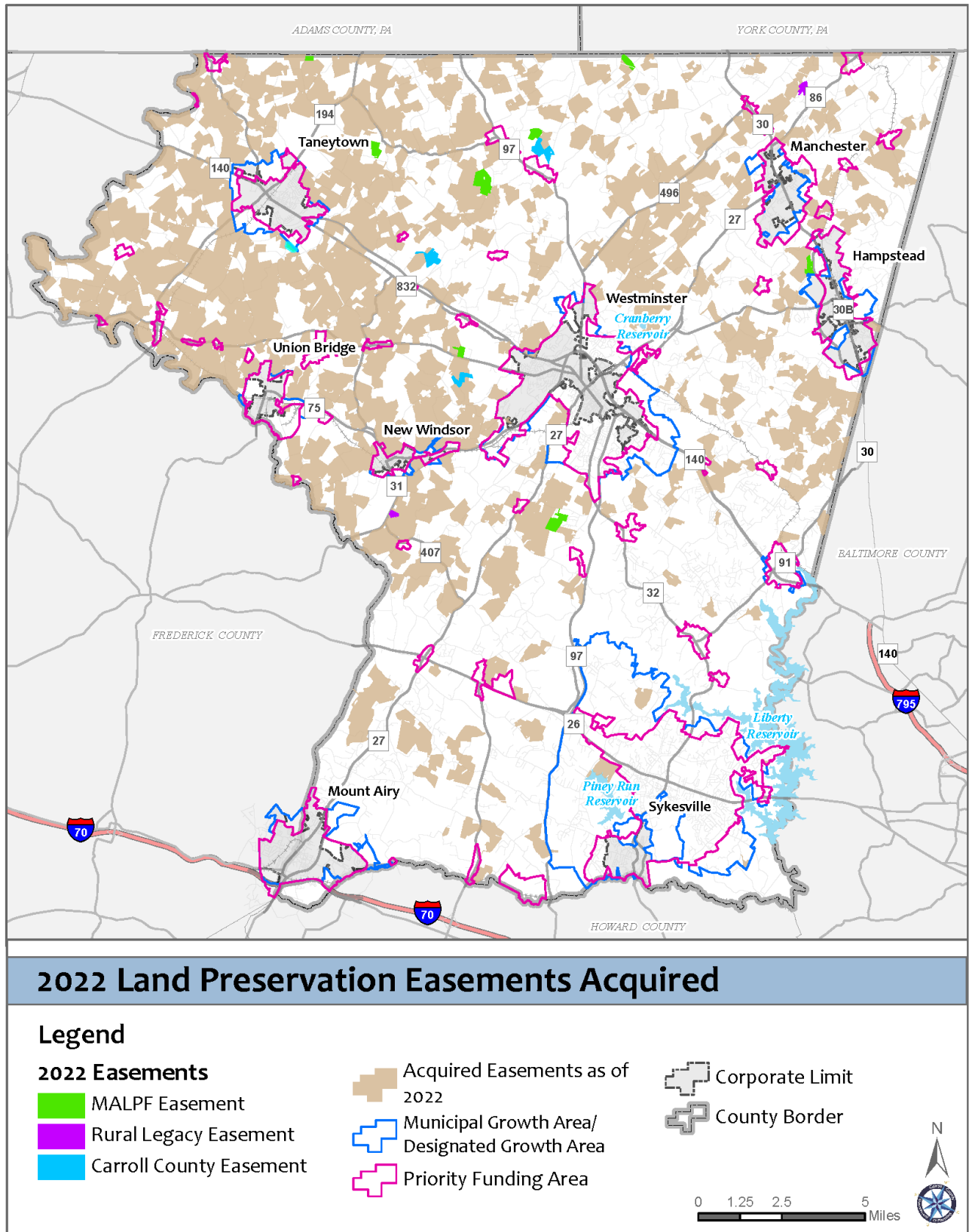
County Funding	State Funding*	Total FY 2022 Funding
\$4,173,233	\$2,893,878.85	\$7,067,112

Source: Carroll County Agricultural Land Preservation Program

\* Approximate State Funding

# Locally Funded Agricultural Land Preservation

## Map 17: Land Preservation Easements



## Locally Funded Agricultural Land Preservation

### Non-Agricultural Land Preservation

Table 27 shows the types and total number of conservation easements and associated acreage that were not related to agricultural land preservation.

Table 27– Non-Agricultural Conservation Easements 2022		
Type of Easement	# of Easements	Acres
Floodplain	2	10.1
Forest Conservation	23	111.5
Water Resource	3	5.4
<b>Total</b>	<b>28</b>	<b>127.0</b>

Source: Carroll County Bureau of Resource Management

#### *Floodplain Easements*

During the plan approval stage for a development, the developer commits to providing a Floodplain Easement, where applicable, in order to meet the requirements of the Carroll County Floodplain Management Ordinance passed in April 2004.

#### *Forest Conservation Easements*

During the plan approval stage for a development, the developer commits to providing a Forest Conservation Easement, where applicable, in order to meet the requirements of the Carroll County Forest Conservation Ordinance passed in December 1992.

#### *Water Resource Easements*

When land is developed, one of Carroll County's requirements for approval is a permanent Water Resource Protection Easement along any stream(s). This requirement is found in the Carroll County Water Resource Management Chapter 154 of the County Code adopted in 2004.



### State Land Use Goal: Land Use Article (2009)

The “*Smart, Green, and Growing – Annual Report – Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions*” legislation (SB 276/HB 295) established a statewide land use goal **“to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.”**

### HB 1257 (2012)

This legislation required additional information to be included in a local jurisdiction’s Annual Reporting, most notably:

- Requiring the annual report to state whether changes in development patterns are consistent with specified *approved* plans;
- Ensures consistency between a jurisdiction’s comprehensive plan and implementation mechanisms;
- Require a jurisdiction’s comprehensive plan to include all required plan elements as of each ten-year comprehensive plan review.

### Local Land Use Goal: Requirement & Purpose

Local jurisdictions are now required to develop a goal toward achieving the statewide goal. Progress toward achieving the local land use goal is to be described in an annual report that also tracks changes in development patterns and policies and reports on five smart growth measures and indicators.

Local land use goals are to be established and reported to the Maryland Carroll County Department of Planning in the County’s annual report. The state intends for the goals to be used to set policy as it is related to the location, timing, and funding for growth, infrastructure, land preservation, and resource protection. Therefore, it should be incorporated in a jurisdiction’s comprehensive plan. The annual reports are intended to measure progress towards achieving the goal on a yearly basis. Each time the County Master Plan is reviewed, the progress indicated in the annual reports can be used to make adjustments to the goal and/or the mechanisms put in place to achieve it.

## Local Land Use Goal

### 2014 Carroll County Master Plan

The most recently Adopted Master Plan’s primarily land use vision is accomplished via the following strategy: “...**facilitate development in appropriate areas, including the designated growth areas, thereby protecting and conserving agricultural and environmental resource areas, preserving open space, and providing public facilities and services efficiently and cost-effectively.**” As the result of land uses and zoning policies working in concert with this strategy, the County has recently seen 56 to 78 percent of new residential development inside the County’s DGA since 2017. The Planning Department anticipates that these trends will continue in the County as development has remained relatively stagnant after 2017.

## *2014 Carroll County Master Plan*



Adopted by the Board of County Commissioners

February 26, 2015

Amendment Adopted January 2, 2020

# Appendices

## Appendices (Certification Letters w/reports)

### Town of Hampstead Certification Letter

Council Members:  
Diane Barrett  
Deborah Painter  
Wayne H. Thomas  
David Unglesbee  
Benjamin Zolman

Christopher M. Nevin  
Mayor



Tammi Ledley  
Town Manager

1034 S. Carroll Street  
Hampstead, MD 21074  
410-239-7408 Tel  
410-239-6143 Fax  
Hampstead@carr.org  
www.hampsteadmd.gov

February 22, 2023

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**RE: Carroll County 2022 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Hampstead Planning and Zoning Commission has approved the requested 2022 Annual Report data for submittal as presented on February 22, 2023 to be included in the Carroll County 2022 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,

  
Sharon Callahan  
Planning Commission Chairperson

# Appendices

## Town of Hampstead Report

### Annual Report 2022 - Town of Hampstead -

#### Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

- Were any new comprehensive plan or plan elements adopted?  Yes  No
- Were there any amendments to the comprehensive plan or plan elements?  Yes  No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No

If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.

**Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)**

1

- Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No

If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building <sup>2</sup> (Square Feet)	Lot Buildable Land Area (Square Feet) <sup>3</sup>	Zoning	Map #	Block/ Grid #	Parcel #

<sup>2</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
**Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground**

<sup>3</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.

**Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)** (Metropolitan Council, n.d.)

2

#### Zoning Map & Text Amendments

- Were there any annexations?  Yes  No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
10/17/22	Annex. Res. 44	The Michaels Property	R-10,000 Residential

- Were there any amendments to the zoning map?  Yes  No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #
02/08/22	Resolution 2022-01	Rezone two parcels totaling 53.87 acres, located at 1400 Panther Drive, from Public Conservation to 45.6 acres Historic, and 8.2 acres General Business.	Parcel 100 & Parcel 1292

- Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change
11/08/22	Ordinance 544	Changes to the Historic District Zoning text in the Town Code

3

#### Facilities

- Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No

If yes, please list:

Road Name	From	To	Type of Change
Shawnee Court	Main Street	Cul De Sac	Newly constructed Town road

- Was there development that was modified due to APFO restrictions?  Yes  No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes?  Yes  No

If yes, please list:

Park Name	Location	Description of changes
War Memorial Park	Main Street	Installation of new larger band shell, along with new benches and retaining wall. Also installed new ADA compliant concrete pad and walkway. Republished the Same Shell and upgraded the electric in the Park.
Chief Sites Park	Lower Beckleysville Road	Repping of walking trail, installation of new climbing wall and log roller.

4

#### Other Changes in Development Patterns

- Were there PFA amendments?  Yes  No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

Metropolitan Council, (n.d.). *Calculating Floor Area Ratio Handbook - Metropolitan Council*. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

5



# Appendices

## Town of Manchester Certification Letter



TOWN OF MANCHESTER  
(410) 239-3200  
FAX (410) 239-6430  
RYAN M. WARNER, MAYOR

January 17, 2023

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**RE: Carroll County 2022 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Manchester Planning Commission has approved the requested 2022 Annual Report data for submittal as presented on January 17, 2023 to be included in the Carroll County 2022 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report is to incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,

Henry Leskinen, Chairperson  
Planning & Zoning Commission

3337 VICTORY STREET P.O. BOX 830 MANCHESTER, MARYLAND 21102

# Appendices

## Town of Manchester Report

### Annual Report 2022 - Town of Manchester -

#### Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted?  Yes  No  
 2. Were there any amendments to the comprehensive plan or plan elements?  Yes  No  
 If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No  
 If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Units/ Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
**Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)**

2. Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No  
 If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building <sup>2</sup> (Square Feet)	Lot Buildable Land Area (Square Feet) <sup>1</sup>	Zoning	Map #	Block/ Grid #	Parcel #

<sup>2</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
**Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground**

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
**Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)** (Metropolitan Council, n.d.)

#### Zoning Map & Text Amendments

1. Were there any annexations?  Yes  No  
 If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

2. Were there any amendments to the zoning map?  Yes  No  
 If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

3. Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change

#### Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No  
 If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to APFO restrictions?  Yes  No  
 If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes?  Yes  No  
 If yes, please list:

Park Name	Location	Description of changes

#### Other Changes in Development Patterns

1. Where there PFA amendments?  Yes  No  
 If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook - Metropolitan Council*. Retrieved from Metropolitan Council Facts: <https://metro council.org/handbook/files/resources/fact-sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

# Appendices

## Town of Mount Airy Certification Letter

LARRY HUSHOUR  
*Mayor*

JASON M. POIRIER  
*Council President*



*Council Members*  
PAMELA M. REED  
*Secretary*

KARL L. MUNDER  
LYNNE P. GALLETI  
STEPHEN L. DOMOTOR

February 24, 2023

Office of the Secretary  
Maryland Department of Planning  
301 West Preston St, Suite 1101  
Baltimore, MD 21201  
Attn: Mr. David Dahlstrom, AICP

**RE: Carroll County 2022 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Mount Airy of Mount Airy's Planning Commission has approved the Carroll County 2022 *Annual Report data* on February 24, 2022. To be included in the Carroll County 2022 Annual report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included in the document.

We participated in the development of this report and provided the incorporated data that accurately reflect planning and development activities within our jurisdiction. This jointly developed report incorporates the required summary of activities and highlights for the Carroll County Planning & Zoning Commission and Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning this report or its contents, please contact the Carroll County Department of Planning at (410) 386-5145.

Sincerely,

A handwritten signature in blue ink that reads "Roxanne Hemphill, Chairwoman".

Roxanne Hemphill, Chairwoman  
Town of Mount Airy Planning Commission

cc: file

P.O. Box 50, Mount Airy, MD 21771  
Telephone: (301) 829-1424 • Fax: (301) 829-1259  
Email: [town@mountairymd.gov](mailto:town@mountairymd.gov) • Web Page: [www.mountairymd.gov](http://www.mountairymd.gov)

# Appendices

## Town of Mount Airy Report

### Annual Report 2022 - Town of Mount Airy -

#### Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

- Were any new comprehensive plan or plan elements adopted?  Yes  No
- Were there any amendments to the comprehensive plan or plan elements?  Yes  No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No

If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

1

#### Zoning Map & Text Amendments

- Were there any rezonations?  Yes  No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

- Were there any amendments to the zoning map?  Yes  No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

- Were there any text amendments?  Yes  No

Date adopted	Ordinance number	Description of change
3-7-2022	2022-2	Proposed changes to the development fees
3-7-2022	2022-3	Proposed changes to the Public Safety Benefit Charge
5-8-2022	2022-10	Proposed changes to the Chapter 47 Building Construction
12-7-2022	2022-12	Proposed changes to the FSD (Forest Stand Delineation)

3

#### Other Changes in Development Patterns

- Where there PEA amendments?  Yes  No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook* - Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

5

- Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No

If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building <sup>2</sup> (Square Feet)	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-21-0015	Twin Arch Industrial Subdivision, Parc. Lot 7	Mini Storage	2.33	43,000	101,494	Industrial	0601	0023	1293
S-21-0022	Twin Arch Business Park, Section 2, Lot 20	Flex Industrial building	1.70	13,380	74,052	Industrial	0075	0012	0327
S-22-0015	Shary Shell Carwash	Commercial Carwash	1.13	3,368	40,764	Community Commercial	0602	0014	0166
S-20-0032	Twin Ridge Professional Park, Section 2, Lot 18A	Flex Industrial buildings	3.42	28,000	107,417	Industrial	0900	0019	1408

<sup>2</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

<sup>3</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

2

#### Facilities

- Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No

If yes, please list:

Road Name	From	To	Type of Change

- Was there development that was modified due to APEO restrictions?  Yes  No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes?  Yes  No

If yes, please list:

Park Name	Location	Description of changes

4



## Appendices

### Town of New Windsor Certification Letter

February 27, 2023

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**RE: Carroll County 2022 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of New Windsor Planning Commission has approved the requested 2022 Annual Report data for submittal as presented on 02/27/23 to be included in the Carroll County 2022 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,

*Mark J. Schultz*

Town of New Windsor Planning Commission Chair

# Appendices

## Town of New Windsor Report

### Annual Report 2022 Town of New Windsor

#### Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

- Were any new comprehensive plan or plan elements adopted?  Yes  No
- Were there any amendments to the comprehensive plan or plan elements?  Yes  No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No
- If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet) <sup>1</sup>	Zoning	Map #	Block/ Grid #	Parcel #

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

- Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No
- If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building (Square Feet)	Lot Buildable Land Area (Square Feet) <sup>2</sup>	Zoning	Map #	Block/ Grid #	Parcel #

<sup>2</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

#### Zoning Map & Text Amendments

- Were there any annotations?  Yes  No
- If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

- Were there any amendments to the zoning map?  Yes  No
- If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

- Were there any text amendments?  Yes  No

Date adopted	Ordinance Resolution number	Description of change
4/19/2022	09-19-22	In § 9.05 Chapter 6 to clarify the definition of "Banner"

#### Facilities

- Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No
- If yes, please list:

Road Name	From	To	Type of Change

- Was there development that was modified due to APEO restrictions?  Yes  No
- If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes?  Yes  No
- If yes, please list:

Park Name	Location	Description of changes
Fountain Park	Corner of Main and High Sts.	New Family

#### Other Changes in Development Patterns

- Were there PEI amendments?  Yes  No
- If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook* - Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

# Appendices

## Town of Sykesville Certification Letter



### *Town of Sykesville*

7547 Main Street, Sykesville, MD 21784  
p: 410.795.8959 f: 410.795.3818  
townofsykesville.org

### *Town House*

Stacy Link, Mayor  
Joe Cosentini, Town Manager  
Craig Weaver, Town Treasurer  
Kerry G. Kavaloski, Town Clerk

March 6, 2023

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305

Attn: David Dahlstrom, AICP

### **RE: Carroll County 2022 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the Town of Sykesville Planning Commission has approved the requested 2022 Annual Report data for submittal as presented on March 6, 2023 to be included in the Carroll County 2022 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report is to incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,

Phil Singleton  
Planning Commission Chair

# Appendices

## Town of Sykesville Report

### Annual Report 2022 - Town of Sykesville -

#### Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

- Were any new comprehensive plan or plan elements adopted?  Yes  No
- Were there any amendments to the comprehensive plan or plan elements?  Yes  No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No

If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/ Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

1

#### Zoning Map & Text Amendments

- Were there any rezonations?  Yes  No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning

- Were there any amendments to the zoning map?  Yes  No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #
02/14/2022	2022-01	Map was updated to include the Schoolhouse Road annexation from 2021	4411, 4434, 4415, 4416/4417, 4454

- Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change
12/12/2022	2022-06	An update to Zoning code regarding signage within Town limits.

3

#### Other Changes in Development Patterns

- Were there PEA amendments?  Yes  No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

Metropolitan Council. (n.d.). Calculating Floor Area Ratio Handbook – Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

5

- Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No

If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building <sup>2</sup> (Square Feet)	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-21-183	Sykesville Station Addition- 7618 Main St	Kitchen Addition	0.09	2397	3884	Business-Local	0201	200	0479
S-21-0010	Amended Site Plan for Stone House restaurant 7591 College Ave	ADA access ramp relocation	3.157	3700	137518	Business-Local	0200	23	4405

<sup>2</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

<sup>3</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

2

#### Facilities

- Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No

If yes, please list:

Road Name	From	To	Type of Change

- Was there development that was modified due to APEO restrictions?  Yes  No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes?  Yes  No

If yes, please list:

Park Name	Location	Description of changes

4



# Appendices

## Town of Taneytown Certification Letter

### MAYOR AND CITY COUNCIL

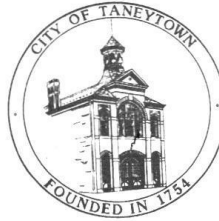
BRADLEY J. WANTZ  
MAYOR

JUDITH K. FULLER  
MAYOR PRO TEM

JAMES A. WIEPRECHT  
CITY MANAGER

BARRI R. AVALLONE  
TREASURER

CLARA KALMAN  
CLERK



### COUNCIL MEMBERS

DIANE A. FOSTER

DANIEL M. HAINES

LEROY (LEE) HAND IV

ELIZABETH W. CHANEY

January 30, 2023

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

#### RE: Carroll County 2022 Annual Report

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Taneytown Planning Commission has approved the requested 2022 Annual Report data for submittal as presented on January 30, 2023, to be included in the Carroll County 2022 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

We are participating in the development of the report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the report, the jointly developed report should incorporate the required summary of activities and highlights for the Carroll County Planning & Zoning Commission, as well as for Planning Commissions of the County's eight participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (410) 386-5145.

Sincerely,

A handwritten signature in cursive script that reads "James Parker".

James Parker

Chairman Taneytown Planning Commission

17 E. BALTIMORE STREET • TANEYTOWN, MARYLAND 21787  
(410) 751-1100 • Fax (410) 751-1608  
website: [www.taneytown.org](http://www.taneytown.org)

# Appendices

## Town of Taneytown Report

### Annual Report 2022 - City of Taneytown -

#### Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

- Were any new comprehensive plan or plan elements adopted?  Yes  No
- Were there any amendments to the comprehensive plan or plan elements?  Yes  No

If yes to either #1, or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

- Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No
- If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
M-22-0017	Frederick Street Commons	5243	1	0	10,584	Downtown Business District	300	0015	2329

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.

Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

1

#### Zoning Map & Text Amendments

- Were there any annexations?  Yes  No
- If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
8-24-2022	48	Sewell Farm	R-10,000

- Were there any amendments to the zoning map?  Yes  No
- If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

- Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change
12-12-2022	10-2022 Repealed	10-2022 Repealed
12-12-2022	11-2022 Repealed	11-2022 Repealed
12-12-2022	11-2022 Equivalent front yards	11-2022 Equivalent front yards

3

#### Other Changes in Development Patterns

- Were there any PEA amendments?  Yes  No
- If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

Metropolitan Council. (n.d.). *Calculating Floor Area Ratio Handbook – Metropolitan Council*. Retrieved from Metropolitan Council Facts: [https://metrocouncil.org/Handbook/Files/Resources/Fact\\_Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat](https://metrocouncil.org/Handbook/Files/Resources/Fact_Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat)

5

- Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No
- If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building (Square Feet)	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-21-009	Duffy Box	New building for cardboard recycling	6.5529	16,430	105,455	Restricted Industrial	301	10	2321

<sup>2</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

2

#### Facilities

- Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No
- If yes, please list:

Road Name	From	To	Type of Change

- Was there development that was modified due to APEO restrictions?  Yes  No
- If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

- Were there new parks or park changes?  Yes  No
- If yes, please list:

Park Name	Location	Description of changes
Bolinger Park	3920 Fringer Road Taneytown, MD 21787	Nature Park, pollinator garden with walking trails. 102.25 acres. Granted conditional approval from the Taneytown Planning Commission on June 23, 2022.
Roberts Mill Park	4001 Stampston Road Taneytown, MD 21787	Installation of fencing for a large and small dog park.

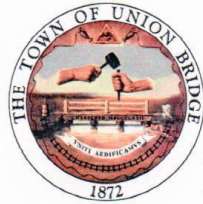
4

# Appendices

## Town of Union Bridge Certification Letter

### THE TOWN OF UNION BRIDGE

104 WEST LOCUST STREET  
UNION BRIDGE, MD 21791-0350  
PHONE 410-775-2711  
FAX 410-775-1095  
UNIONBR@CARR.ORG



PERRY L. JONES, JR.  
MAYOR

MEMBERS OF COUNCIL  
DONALD D. WILSON, PRESIDENT  
LAURA CONAWAY  
AMY K. KALIN  
CHERI THOMPSON  
EDGAR WENTZ

January 19, 2023

Office of the Secretary  
Maryland Department of Planning  
301 West Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**Re: Carroll County 2022 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to requirements of the Land Use Article, Sections 1-207 and 1-208 of the Annotated Code of Maryland, the Union Bridge Planning & Zoning Commission at its meeting on January 19, 2023, approved the inclusion of requested report data for The Town of Union Bridge within the Carroll County 2022 Annual Report.

As in prior years, we understand this one unified report will cover the Carroll County Planning & Zoning Commission as well as the planning and zoning commissions of the County's eight municipalities and will thereby reflect planning and development activities throughout the entire county.

Should you have any questions concerning the Report or its contents when submitted, please don't hesitate to contact the Carroll County Department of Planning at (401) 386-5145.

Sincerely,

Thomas Long,  
Chairman, Union Bridge Planning & Zoning Commission

cc: Carroll County Planning Department; Tiffany Fossett

# Appendices

## Town of Union Bridge Report

**Annual Report 2022**  
- Town of Union Bridge -

**Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)**

1. Were any new comprehensive plan or plan elements adopted?  Yes  No

2. Were there any amendments to the comprehensive plan or plan elements?  Yes  No

If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

**Subdivision & Site Plan Approvals**

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No

If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #

2. Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No

\* LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur -- so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) - Square feet of undevelopable land (if applicable)

If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building <sup>1</sup> (Square Feet)	Lot Buildable Land Area (Square Feet) <sup>1</sup>	Zoning	Map #	Block/ Grid #	Parcel #
GA-21-006	Lacey Wetland Mitigation Project	Mitigation Project	2.0 AC	N/A	N/A	C	49	7	102

<sup>1</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

\* LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur -- so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) - Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

**Zoning Map & Text Amendments**

1. Were there any amendments?  Yes  No

If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
2/4/22	02-21	The Town of Union Bridge, Md. Amendment No. 02-21	

2. Were there any amendments to the zoning map?  Yes  No

If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #
2/4/22	02-21	Areas previously zoned I-1 & I-2 by County were zoned I-2 Industrial District by Town. Areas previously zoned O-3 (Supermarkets) by County were zoned O-3a (Supermarkets) by Town.	

3. Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change
3/28/22	02B-16-218	To provide for additional regulations in the BL - local BUSINESS District
6/17/22	02D-20-317	To provide regulations, criteria, & procedures for any new solar energy conversion facilities.

**Facilities**

1. Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No

If yes, please list:

Road Name	From	To	Type of Change

2. Was there development that was modified due to AFD restrictions?  Yes  No

If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes?  Yes  No

If yes, please list:

Park Name	Location	Description of changes

**Other Changes in Development Patterns**

1. Where there EFA amendments?  Yes  No

If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached <input type="checkbox"/> Attached

**References**

Metropolitan Council. (n.d.). Calculating Floor Area Ratio Handbook - Metropolitan Council. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/FactSheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>



# Appendices

## Town of Westminster Certification Letter



### CITY OF WESTMINSTER, MARYLAND

[www.westminstermd.gov](http://www.westminstermd.gov)

#### Community Planning and Development

56 West Main Street, Suite 1  
Westminster, Maryland 21157  
[planning@westgov.com](mailto:planning@westgov.com)

March 16, 2023

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**RE: Carroll County 2022 Annual Report**

Dear Mr. Dahlstrom:

Pursuant to the requirements of the Land Use Article § 1-207 of the Annotated Code of Maryland, the City of Westminster Planning and Zoning Commission has approved the requested City of Westminster's 2022 Annual Report data for submittal, as presented on March 16, 2023, to be included in the Carroll County 2022 Annual Report. Data related to development measures and indicators, as required in the Land Use Article § 1-208, are also to be included.

The City of Westminster is participating in the development of the Carroll County 2022 Annual Report by providing data to be incorporated in the report that accurately reflects planning and development activities within our jurisdiction. Upon the completion of the Carroll County 2022 Annual Report, the jointly developed report should incorporate the required summary of activities and highlights of the Carroll County Planning & Zoning Commission, the City of Westminster Planning and Zoning Commission, as well as the Planning Commissions of the County's other seven participating municipalities into one unified document.

If you have any questions concerning the report or its contents, please contact the Carroll County Department of Planning at (401)386-5145.

Sincerely,

Kevin W. Beaver, Chair  
Planning and Zoning Commission

# Appendices

## Town of Westminster Report

### 2022 City of Westminster, Maryland Planning Annual Report Material



The following information is requested by the Carroll County Department of Planning for the yearly report related to development measures and indicators, as required in the Land Use Article Section 1-206 of the Annotated Code of Maryland

Prepared by the Westminster Department of Community Planning and Development

2. Did any new non-residential site plans receive final approval from Planning Commission in 2022?  Yes  No  
If yes, please list:

County File #	Name	Type of Non-residential Development Approved	Total Site Plan Area Approved (Gross Acres)	Gross Floor Area of Building <sup>1</sup> (Square Feet)	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
S-20-0009	Yalovine Instant Oil Change	Commercial	0.49	2,108	21,630	B-Business	108	0008	2910
S-21-0016	Westminster Section Phase 2	Commercial	8.3360	41,008	965,205.28	B-Business	0105	0014	2359
S-21-0011	804 Malcolm Drive Medical Center	Commercial	3.87	40,000	188,577	B-Business	0046	0009	1187

<sup>1</sup> GROSS FLOOR AREA is the sum of the floor area (typically measured between the exterior walls) of each story.  
Gross Floor Area = Floor Area of 1st Story + Floor Area of 2nd Story... for all floors above the ground

<sup>2</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable) (Metropolitan Council, n.d.)

#### Facilities

1. Were there new roads or substantial changes in roads or other transportation facilities?  Yes  No  
If yes, please list:

Road Name	From	To	Type of Change
North Chandler Drive	Cool Water Way	Dead end	New Road
Blue Moon Lane	North Chandler Drive	719 Blue Moon Lane	New Road
Cool Water Way	North Chandler Drive	Blue Moon Lane	New Road
Seonagate Road	North Chandler Drive	Blue Moon Lane	New Road
North Chandler Drive	Scarlet Sky Drive	Friendship Road	New Road
Friendship Road	North Chandler Drive	Stonage Road	New Road
Scarlet Sky Drive	North Chandler Drive	Redwood Drive	New Road
Redwood Dr	Scarlet Sky Drive	Dead End	New Road
Starry Night Drive	Redwood Drive	705 Starry Night Drive	New Road

2. Was there development that was modified due to APFO restrictions?  Yes  No  
If yes, please list:

- Location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction (if available)
- Estimated date for resolving the restriction (if available)
- Date a restriction was lifted (if applicable)
- Terms of the resolution that removed the restriction

3. Were there new parks or park changes?  Yes  No  
If yes, please list:

Park Name	Location	Description of changes
King Park	Chase Street	Added additional lines to the tennis court to create pickleball courts
Westminster City Park	Longwell Avenue	Added additional lines to the tennis court to create more pickleball courts
Westminster Family Fitness Center	Longwell Avenue	Added indoor pickleball courts to gymnasium
Westminster Municipal Pool	Royer Road	Main Pool expansion and renovation. Remodeled community room

### Annual Report 2022 - City of Westminster -

#### Comprehensive Plans & Plan Elements (this would also include Tiers & Planning Areas)

1. Were any new comprehensive plan or plan elements adopted?  Yes  No  
2. Were there any amendments to the comprehensive plan or plan elements?  Yes  No  
If yes to either #1 or #2 above, please list:

Resolution #	Date adopted	Summary of main concepts

#### Subdivision & Site Plan Approvals

1. Did any new Residential Subdivisions receive final approval from Planning Commission in 2022?  Yes  No  
If yes, please list:

County File #	Name	Total Site Plan Area Approved (Gross Acres)	# of New Lots	# of New Units/Dwellings	Lot Buildable Land Area (Square Feet)	Zoning	Map #	Block/ Grid #	Parcel #
FR-22-1	Lot Five Section Two-Pine Knoll Development	2.496	2	1	108,931.52	R-10,000	46	14	1184

<sup>1</sup> LOT BUILDABLE LAND AREA is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of-way, wetlands and watercourses, and other constraints would not be included.  
Buildable Land Area = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

#### Zoning Map & Text Amendments

1. Were there any amendments?  Yes  No  
If yes, please list:

Date adopted	Resolution number	Name	Current (new) zoning
8/22/22	22-03	404 Malcolm Drive	B-Business
8/22/22	22-04	207 and 209 Greenwood Avenue	B-Business

2. Were there any amendments to the zoning map?  Yes  No  
If yes, please list and provide map:

Date adopted	Resolution number	Description of change	Parcel #

3. Were there any text amendments?  Yes  No

Date adopted	Resolution number	Description of change
8/22/22	Ordinance 942	Add microbreweries and pub breweries in certain zones 184-155.6

Walden Valley Park	Fenby Farm Road	Started renovation of Historic Dublin House.
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#### Other Changes in Development Patterns

1. Where there PZA amendments?  Yes  No  
If yes, please list:

Date of amendment	Summary of amendment	Provide map
		<input type="checkbox"/> Attached
		<input type="checkbox"/> Attached

#### References

Metropolitan Council, (n.d.). *Calculating Floor Area Ratio Handbook - Metropolitan Council*. Retrieved from Metropolitan Council Facts: <https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/How-to-Calculate-Floor-Area-Rat>

*Planning for Success in Carroll County*

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